

10902/25

I-10718/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AU 916628

certified that the document is certified to  
be genuine. The original are sheets and  
the copies are made in accordance with the  
instructions of the law of the document.

*[Signature]*  
District Sub-Registrar (II)  
District, South 24-parganas

9/06/2025

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

KNOW ALL MEN BY THESE PRESENTS that WE (1) SMT PROTIMA DAS (PAN NO. AXSPD4994K, AADHAAR NO. 6908 1875 3779), Wife of Anil Kumar Das, by faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at 60, H.L. Sarkar Road, Simanta Bag, P.O & P.S- Bansdroni, Kolkata- 700070, District South 24 Parganas (2) SMT RUMKI SARDAR @ SARADAR (PAN NO. GHGPS6893Q) (Adhaar No. 6288 9773 3907), Wife of Sri Kanai Sardar, by faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at South Park, H.L. Sarkar Road, P.O & P.S- Bansdroni, Kolkata- 700070,

45274

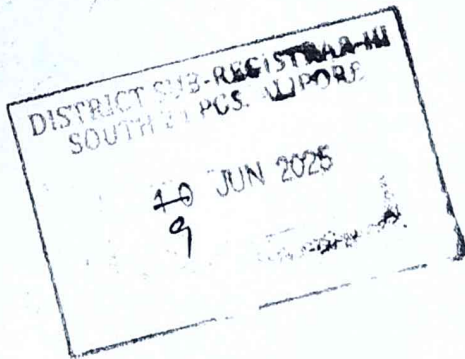
DEBES KUMAR MISRA  
ADVOCATE  
CALCUTTA HIGH COURT  
KOLKATA - 700 001

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

22 MAY 2025

22 MAY 2025

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



Identified by me:

Farooq Ali Gazi  
s/o Ansam Ali Gazi  
Alipore Police Court  
Kol-27.

Hereinafter called and referred to as the "**LAND OWNERS**" of **ALL THAT** Bastu land measuring **4 Cottah 8 Chittak 7 sq.ft** more or less with 200 sq.ft RTS structure with cemented floor standing thereon comprised in **Mouza- Bansdroni, J.L- 45, Touzi. 63 & 64, Pargana- Magura, R.S Dag no. 1327, R.S Khatian No. 1099, L.R Dag no. 1327, R.S Khatian No. 137, L.R Khatian no. 5099, 5110, Under KMC Ward no. 112, P.S- Previously Regent park now Bansdroni, K.M.C. Premises No. 60, H.L. Sarkar Road, P.S- Bansdroni, Kolkata- 700070, Assessee No. 311121000603**, now within the limits of the Kolkata Municipal Corporation, Ward No.113, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, morefully described in Schedule hereunder, do hereby nominate, constitute **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**, to act in our name, 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:

The Principals herein jointly entered into an 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** hereinafter called and referred to as the Development Agreement Registered in the Office of **DSR- III, Alipore**, Dist. 24 pgs(n) which was recorded in **Book No. I, Volume No. 1603-2025**, Vide **Deed No. 10617** for the year **2025**.

**AND WHEREAS** the said **SRI SANJIB THAKUR (PAN NO- AFKPT7772F)**, son of Sri Naresh Thakur, by faith-Hindu, by



DISTRICT OF SOLIHULL  
SOLIHULL 24 JUN 2025  
40 JUN 2025  
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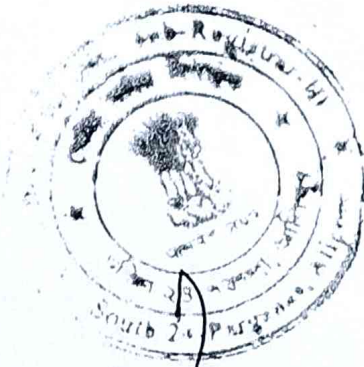
occupation-Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Banskroni, P.S. Regent Park now Banskroni, Kolkata-700070** as per terms of the aforesaid Development Agreement requested to the Executants herein to execute and register a Development Power of Attorney in its/Developer's name to construct proposed building and to sale/transfer **Developer's allocation** portion morefully described in **Third schedule** of above mentioned Development Agreement.

**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 our true and lawful Attorneys 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 below 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 third schedule of above development agreements.

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



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. WILPOHE  
10 JUN 2025  
9

To appear and represent us before the appropriate authorities of Kolkata Municipal Corporation AND make signature on our behalf in connection with the Building sanction, modification and/or alteration of the Building sanction plan.

To pay fees, obtain sanction and such orders and permissions from the Kolkata Municipal Corporation in our 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.

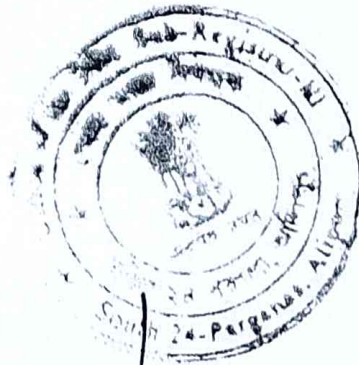
To receive of the excess amount of fees if any paid for the purpose of sanction, modification and / or alteration of the plan and/or for the purpose related thereto from any authority or authorities, on our behalf.

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 government body 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.

To appear, present and sign on our behalf before all authorities for fixing and/or finalization of the annual valuation of the said premises and for that



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
~~10~~ JUN 2025  
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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 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.

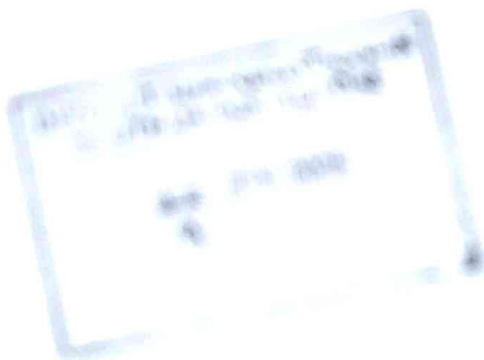
To compromise suits, appeals or other legal proceedings in any court, tribunal, authority, whatsoever and sign and verify applications thereof for the said purpose in respect of the said premises.

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.

The Developer shall sale, transfer the developer's allocated portion to any buyer/buyers and the OWNER shall handover the original deeds, parcha and other papers and documents in respect of the said property to the Developer at the time of execution of this agreement and after transfer of Developer's allocation the Developer shall return all documents to the OWNER.



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.

**THE SCHEDULE ABOVE REFERRED TO**

**(Entire Property)**

**ALL THAT** Bastu land measuring **4 Cottah 8 Chittak 7 sq.ft** more or less with 200 sq.ft RTS structure with cemented floor standing thereon comprised in **Mouza- Bansdroni, J.L- 45, Touzi. 63 & 64, Pargana- Magura, R.S Dag no. 1327, R.S Khatian No. 1099, L.R Dag no. 1327, R.S Khatian No. 137, L.R Khatian no. 5099, 5110, Under KMC Ward no. 112, P.S- Previously Regent park now Bansdroni, K.M.C. Premises No. 60, H.L. Sarkar Road, P.S- Bansdroni, Kolkata- 700070, Assessee No. 311121000603**, now within the limits of the Kolkata Municipal Corporation, Ward No.113, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, together with all easements rights and appurtenances thereto attached being butted and bounded as follows:-

On the North: Land/House of Asit Paul & Sandhya Paul  
 On the South: 11ft KMC Road  
 On the East: : Land/House of Subrata Karmakar  
 On the West: 20FT wide KMC Road



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4<sup>th</sup> JUN 2025  
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**IN WITNESS WHEREOF** the parties herein set and subscribed their respective hands and seals on the **9<sup>th</sup> day, of June 2025.**

**SIGNED AND DELIVERED**

**AT BY THE PARTIES**

**KOLKATA IN THE PRESENCE OF:**

**WITNESSES :-**

1. *Faya Paul*  
*Alipore Police Court*  
*Kol-27.*

2. *Pamvej Ali Gazi*  
*Alipore Police Court*  
*Kol-27.*

*pretima das*

*Rumki Sanyal*

\_\_\_\_\_  
**Signature of the Principal**

*Sanjiv Mishra*

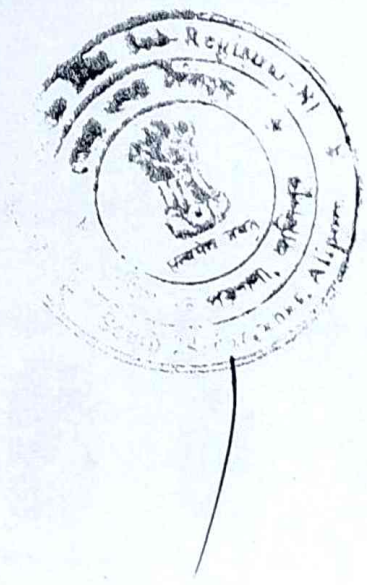
\_\_\_\_\_  
**Signature of the Attorney**

Drafted by me

*Rajesh Laskar*

Advocate

*WB/294/01*



DISTRICT CH-REGISTRAR-III  
SOUTH ZONE, CHENNAI  
40 JUNI 2025  
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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE... *Pratima Das*



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE... *Rumki Sarda*



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS ALMORE  
10 JUN 2025  
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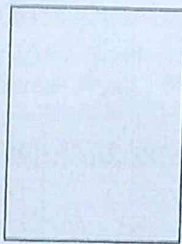


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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

*Sajid Rishi*

SIGNATURE.....



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE.....



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
4<sup>th</sup> JUN 2025  
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### Major Information of the Deed

Deed No :	I-1603-10718/2025	Date of Registration	10/06/2025
Query No / Year	1603-8001589945/2025	Office where deed is registered	
Query Date	09/06/2025 4:19:30 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	RAJASH LASKAR Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8240015296 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. 54,71,669/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160310617/2025 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: H. L. Sarkar Road, , Premises No: 60, , Ward No: 112 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	4 Katha 8 Chatak 7 Sq Ft	1/-	54,11,669/-	Width of Approach Road: 17 Ft., , Project Name :
Grand Total :				7.441Dec	1 /-	54,11,669 /-	




### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	60,000 /-	



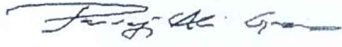
**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs PROTIMA DAS</b> Wife of Late ANIL KUMAR DAS Executed by: Self, Date of Execution: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office	 09/06/2025	 Captured LTI 09/06/2025	 09/06/2025
60, H.L. Sarkar Road, Simanta Bag, City:- Not Specified, P.O:- Bansdrone, P.S:-Bansdrone, District:- South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AXxxxxxx4K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Mrs RUMKI SARDAR, (Alias: Mr RUMKI SARADAR)</b> Wife of Mr KANAI SARDAR Executed by: Self, Date of Execution: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office	 09/06/2025	 Captured LTI 09/06/2025	 09/06/2025
South Park, H.L. Sarkar Road, City:- Not Specified, P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: GHxxxxxx3Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office				

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SANJIB THAKUR (Presentant )</b> Son of Mr Naresh Thakur Executed by: Self, Date of Execution: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office	 09/06/2025	 Captured LTI 09/06/2025	 09/06/2025
Son of Mr Naresh Thakur P-11, Pir Pukur Road, Vidyasagar Park, City:- Not Specified, P.O:- Bansdrone, P.S:- Regent Park, 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: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PARVEJ ALI GAZI</b> Son of Mr ANSAR ALI GAZI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
	09/06/2025	09/06/2025	09/06/2025
Identifier Of Mrs PROTIMA DAS, Mrs RUMKI SARDAR, Mr SANJIB THAKUR			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mrs PROTIMA DAS	Mr SANJIB THAKUR-3.72052 Dec
2	Mrs RUMKI SARDAR	Mr SANJIB THAKUR-3.72052 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mrs PROTIMA DAS	Mr SANJIB THAKUR-100.00000000 Sq Ft
2	Mrs RUMKI SARDAR	Mr SANJIB THAKUR-100.00000000 Sq Ft

**Endorsement For Deed Number : I - 160310718 / 2025**

**On 09-06-2025**

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

Presented for registration at 16:22 hrs on 09-06-2025, 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 54,71,669/-

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

Execution is admitted on 09/06/2025 by 1. Mrs PROTIMA DAS, Wife of Late ANIL KUMAR DAS, 60, H.L. Sarkar Road, Simanta Bag, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 2. Mrs RUMKI SARDAR, Alias Mr RUMKI SARADAR, Wife of Mr KANAI SARDAR, South Park, H.L. Sarkar Road, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Others, 3. Mr SANJIB THAKUR, Son of Mr Naresh Thakur, P-11, Pir Pukur Road, Vidyasagar Park, P.O: Bansdroni, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Indetified by Mr PARVEJ ALI GAZI, , Son of Mr ANSAR ALI GAZI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate



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

**On 10-06-2025**

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 53.00/-

**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 45274, Amount: Rs.100.00/-, Date of Purchase: 22/05/2025, 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 281496 to 281510  
being No 160310718 for the year 2025.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2025.06.10 17:10:03 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 10/06/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.