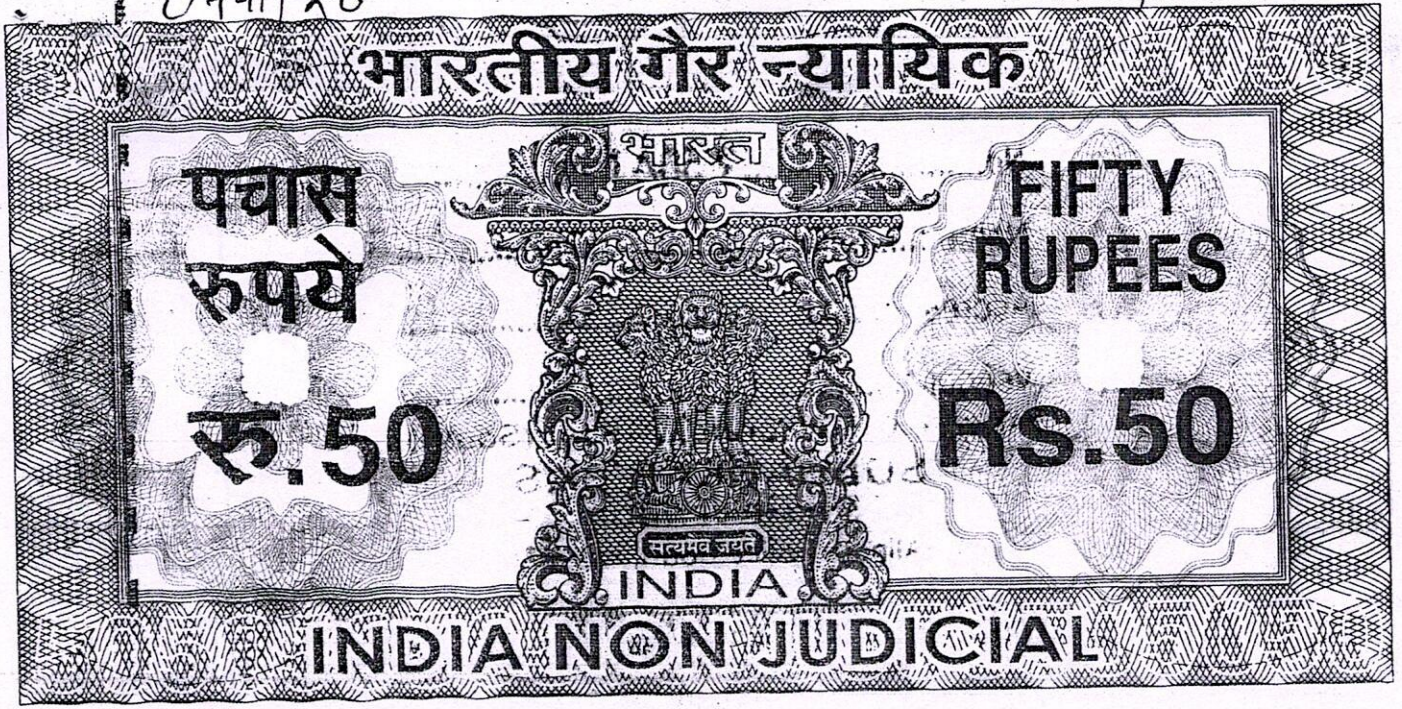


0741/28

T-728/2026



पश्चिम बंगाल WEST BENGAL

AN 057436

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

District Sub-Register-1:
Alipore, South 24-Pargana

20 JAN 2026

DEVELOPMENT POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

KNOW ALL MEN BY THESE PRESENTS SHALL COME I, SMT. TINA DAS (PAN:AZEPD6465B) (Aadhaar No.3700 5582 8595) wife of Sanjib Das, by faith-Hindu, by Occupation-Housewife, by Nationality-Indian, residing at 62, Brahma Samaj Road, P.S.-Behala now Parnasree, P.O.-Behala, District-South 24-Parganas, Pin-700034, **SEND GREETINGS :**

WHEREAS I am the owner of **ALL THAT** piece and parcel of bastu land measuring more or less 4 (Four) Cottahs 1 (One) Chattak 4 (four) Sq.ft. more or less together with 2600 sq. ft. (Ground Floor 1300 sq., ft. and 1st Floor 1300 sq. ft.) pucca old two storied structure standing thereon, lying and situate at Mouza-Behala, J.L. No.2, appertaining to R.S. Dag No.6975 (P) under Khatian No.1148, within the limits of the Kolkata Municipal Corporation Premises No.314, Brahma Samaj Road, Police Station-Behala now Parnasree and mailing address 62, Brahma Samaj Road, Kolkata 700034 under Ward No.130, Kolkata-700034 in the District South 24-Parganas, **Zone: Becharam Chatterjee Road to Rishi Bankim Road**, by way of inherited, more fully described in the **SCHEDULE** hereunder written.

AND WHEREAS the Owner herein entered into a Development Agreement dated 20-01-2026 which was registered in the Office of the D.S.R.-II, Alipore and recorded in Book No. I, being No. 714/26 for the year 2026, with the Developer /Builder **SRI SANJIB CHOUDHURY (PAN APUPC1819C) (AADHAR NO. 8805 7767 7723)** son of Late Umakanta Chowdhury, by faith - Hindu, by Occupation-Business, by Nationality-Indian, residing at Village & P.O.-Amgachia, P.S.-Bishnupur, Kolkata-700104, District-South 24-Parganas, for Development of the schedule mentioned property as per the allocation as mentioned in the said Joint Venture Agreement dated 20-01-2026.

Sanjib Choudhury

Sanjib Choudhury

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSETH THAT I, SMT. TINA DAS, do hereby nominate, constitute and appoint **SRI SANJIB CHOUDHURY (PAN APUPC1819C) (AADHAR NO. 8805 7767 7723)** son of Late Umakanta Chowdhury, by faith - Hindu, by Occupation-Business, by Nationality-Indian, residing at Village & P.O.- Amgachia, P.S.-Bishnupur, Kolkata-700104, District-South 24-Parganas, to be my true and lawful attorney with full authority and powers to do and execute all acts, deeds and things mentioned below for me and on my behalf and in my names viz.

1. That look after, manage, conduct, supervise and administer my said property for and on my behalf.
2. To prepare Building plans by Architect or recognized Licensed Engineer and to sign and submit the said plan/plans before the concerned authority and any other Authority/Authorities for sanction of the same and to get the said plan/plans duly sanctioned by the Concerned Authority at his cost.
3. To construct and/or erect new building/buildings/ Flats apartments at his cost on the said property for which I entered into a Development Agreement.

4. To appear to sign and submit on my behalf before the office of Department of the Govt. of West Bengal or Central Govt. or before any Private concern or any other authority and before the concerned Kolkata Municipal Corporation, Collectorate Office, Revenue Department, Land Ceiling Authority, Police Station, Income-Tax Office, B.L.R.O. Office or any other competent authority and to represent us every where and to sign and verify all papers, forms, receipts, petitions, applications as and when required.
5. To enter into any agreement with any intending Purchaser/ Purchasers for sale and transfer of the flats/ apartments space etc. and to receive advance or earnest money from those Purchaser/Purchasers and to issue them proper receipts thereof except our allocation as stated in the Development **Agreement** entered into between ourselves and my said attorney which are reserved for me as per terms of the said **Agreement**.
6. To sell, transfer and convey the flat/apartments/spaces together with undivided proportionate share of land to the intending Purchaser/Purchasers save and except owners allocation.
7. To engage contractor, labourers, workers, masons etc. for the constructions of the said Building/Flat/Apartments on the said property.

8. To apply for cement quota, steel and procure building materials for construction of the said building/flat/apartment etc.
9. To sign, execute Deed of Conveyance in favour of the intending Purchaser/Purchasers after completion of the building and handing over possession of Owner's Allocation and to present the said deed or deeds or any other documents, registered Undertaking, Deed of Gift for splayed portion or any declaration, registered Undertaking before any Registering Authority within Kolkata Jurisdiction either District Registrar, Sub-Registrar, Additional District Sub-Registrar or Registrar of Assurances, Kolkata and admit execution thereof and to get those deeds and documents registered on my behalf on receipt of full consideration money in respect of the said flats/garages etc. with undivided proportionate share of land of the said property save and except owners allocation as mentioned in the said Development Agreement.
10. To receive back any deed or documents deposited in any office or Court on proper and valid receipts.
11. To sign the deeds and documents for and on my behalf and to verify the same in connection with my said property or in relation thereto.
12. To defend context and prosecute all cases, suits and proceedings if instituted by any person, company or any other authority and to

protect and/or safeguard my interest in the said property in every respect save and except owners allocation.

13. To appoint and constitute on my behalf and Pleader, Advocate, Solicitors any legal Practitioner or Agent and to discharge him/them.
14. To file plaint, written statement, verifications, show-cause, objection, petition and to swear Affidavit and to submit the said petitions, applications, written statements etc. before any Magistrate either Judicial Magistrate, Executive Magistrate, Dist Magistrate, Additional District Magistrate or before any Munsif Sub-Judge, District Judge, Sessions Judge, District Delegate within Kolkata Jurisdiction.
16. To compromise, compound and settle all cases, suits and proceedings or refer them to arbitration.
17. To prefer appeal, motion, revision, writ petition etc. before Higher Court against any order of judgment passed by any Lower Court within Kolkata Jurisdiction.
18. To settle, compromise, all actions, suits, accounts, claims and disputes between me and any other person or persons and generally to do, execute and perform all other lawful acts, matters and things as my said attorney shall consider necessary connection with the said property and I hereby agree that all acts, deeds and things done in respect of the said property lawfully by the said

attorney on my behalf shall be construed as acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done for construction and sell of the flats and garages of their allocation as stated before by virtue of this Power of Attorney.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring more or less 4 (Four) Cottahs 1 (One) Chattak 4 (four) Sq.ft. more or less together with 2600 sq. ft. (Ground Floor 1300 sq., ft. and 1st Floor 1300 sq. ft.) pucca old two storied structure standing thereon, lying and situate at Mouza-Behala, J.L. No.2, appertaining to R.S. Dag No.6975 (P) under R.S. Khatian No.1148, within the limits of the Kolkata Municipal Corporation Premises No.314, Brahma Samaj Road, Police Station-Behala now Parnasree and mailing address 62, Brahma Samaj Road, Kolkata 700034 under Ward No.130, Kolkata-700034 in the District South 24-Parganas, **Zone: Becharam Chatterjee Road to Rishi Bankim Road**, which is butted and bounded as follows :-

- | | |
|---------------------|--|
| ON THE NORTH | : Property of Mr.Shantanu Mukherjee and Mrs. Tanima Chatterjee; |
| ON THE SOUTH | : Brahma Samaj Road; |
| ON THE EAST | : Sonar Durga Mandir; |
| ON THE WEST | : Partly Property of Joy Chakraborty and partly 4'-6" wide common passage. |

IN WITNESS WHEREOF I, the executant have hereto put our signature on this the 20th day of January 2026.

SIGNED SEALED AND DELIVERED

In the presence of :

1. *Chitrapada Das*
Adv.
K. 1 - 27.

Tina Das

SIGNATURE OF THE EXECUTANT

2. *Habimul Sardar*
vill No - Amgachia
P.S Birbhumperre,
South 24 P.G.S
Kol. 700104

I Accept the Power

Sanjib Choudhury

SIGNATURE OF THE ATTORNEY

Drafted by me :

Chitrapada Das
Adv.
K. 1 - 27

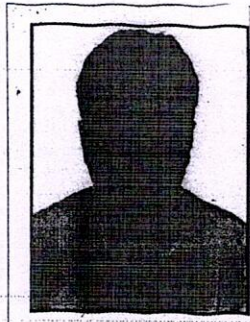
CHITRAPADA DAS
Advocate
Alipore Police Court,
Kolkata - 700027
Kolkata-700027, WB-5251977

SPECIMEN FORM FOR TEN FINGERPRINTS



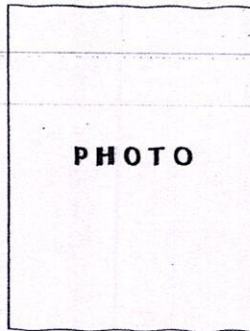
	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Hin Das

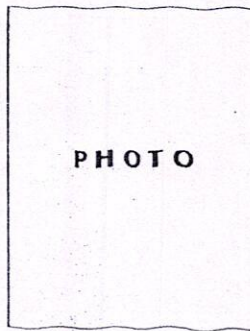


	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Sanjib Choudhury



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Major Information of the Deed

Deed No :	I-1602-00728/2026	Date of Registration	20/01/2026
Query No / Year	1602-8000168247/2026	Office where deed is registered	
Query Date	20/01/2026 12:34:35 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RINTU DAS ALIPORE,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8583036711, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 72,72,084/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 232/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160200714/2026 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brahma Samaj Road, Road Zone : (B.Chatterjee Rd. -- Rishi Bankim Road) , , Premises No: 314, , Ward No: 130 Pin Code : 700034

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 1 Chatak 4 Sq Ft	1/-	61,02,084/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :				6.7123Dec	1 /-	61,02,084 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2600 Sq Ft.	1/-	11,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 77 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 77 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2600 sq ft	1 /-	11,70,000 /-	



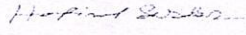
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Tina Das Wife of Mr Sanjib Das Executed by: Self, Date of Execution: 20/01/2026 , Admitted by: Self, Date of Admission: 20/01/2026 ,Place : Office	 20/01/2026	 Captured LTI 20/01/2026	 20/01/2026
62, Brahma Samaj Road, City:- Kolkata, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: AZxxxxxx5B, Aadhaar No: 37xxxxxxxx8595, Status :Individual, Executed by: Self, Date of Execution: 20/01/2026 , Admitted by: Self, Date of Admission: 20/01/2026 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Sanjib Choudhury (Presentant) Son of Late Umakanta Chowdhury Executed by: Self, Date of Execution: 20/01/2026 , Admitted by: Self, Date of Admission: 20/01/2026 ,Place : Office	 20/01/2026	 Captured LTI 20/01/2026	
Son of Late Umakanta Chowdhury Village:- Amgachia, P.O:- Amgachia, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: APxxxxxx9C, Aadhaar No: 88xxxxxxxx7723, Status :Individual, Executed by: Self, Date of Execution: 20/01/2026 , Admitted by: Self, Date of Admission: 20/01/2026 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr HAFIZUL SARDAR Son of Mr NAZMUL SARDAR AMGACHIA, City:- Not Specified, P.O:- AMGACHII, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104	 20/01/2026	 Captured	 20/01/2026

Identifier Of Mrs Tina Das, Shri Sanjib Choudhury

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Tina Das	Shri Sanjib Choudhury-6.71229 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Tina Das	Shri Sanjib Choudhury-2600.00000000 Sq Ft

Endorsement For Deed Number : I - 160200728 / 2026

On 20-01-2026

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 12:59 hrs on 20-01-2026, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Shri Sanjib Choudhury ,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 72,72,084/-

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

Execution is admitted on 20/01/2026 by 1. Mrs Tina Das, Wife of Mr Sanjib Das, 62, Brahma Samaj Road, P.O: Behala, Thana: Behala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 2. Shri Sanjib Choudhury, Son of Late Umakanta Chowdhury, P.O: Amgachia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business

Indetified by Mr HAFIZUL SARDAR, , Son of Mr NAZMUL SARDAR, AMGACHIA, P.O: AMGACHHI, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 232.00/- (E = Rs 200.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 232.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 057436, Amount: Rs.50.00/-, Date of Purchase: 16/01/2026, Vendor name: Subhankar Das



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

