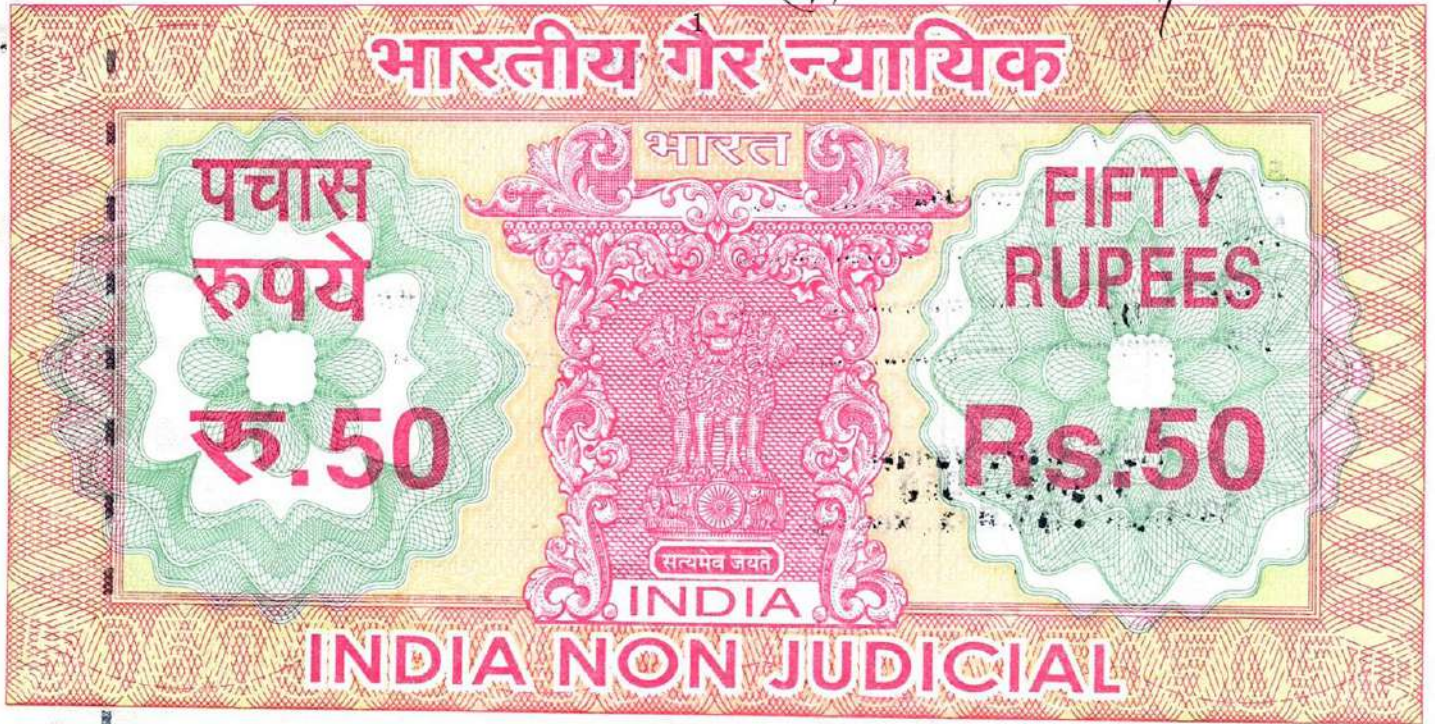


s-04787

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पश्चिम बंगाल WEST BENGAL

AN 402158

Qno: 1666809/26
24/06/26

admitted that the document is admitted to registration. The Signature sheet and the endorsement sheet attached with the document are the part of this document.

Addl. District Sub-Registrar,
Sonarpur South 24 Parganas

24 JUN 2026

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

1. Date: 24th day of JUNE, 2026 (TWO THOUSAND TWENTY SIX).
2. Nature of document: Development Power of Attorney.

Entry no. 8858(11), LPD-17, L-281/2, Pw-115.

25 MAY 2026

S.L. No. 1274 Date.....
Name.....
Address.....
Value 50/.....

S. Kar (Adv.)
Baruipur Court

Govt. Stamp Vender
SUBHOJIT DEB
Sonarpur A.D.S.R.O., Kol-150



Addl. Dist. Sub Registrar
Sonarpur
Man 24 Perganas

24 JUN 2026

Identified by me
Sun L
1154, Nman
Ind 103

3. Parties:

3.1 Grantors/Principals: (1) **MRS. MALINI GUPTA (PAN-AIGPG3643P) (AADHAR 4076 1755 8187)**, W/O- Rajesh Kumar Gupta, by religion-Hindu, by Nationality-Indian, by Occupation-House Wife, residing at P-62A C.I.T Road Scheme-6m, Near Phool Bagan, P.O-Kankurgachi, P.S-Phool Bagan, Kolkata-700054, (2) **MR. UMESH SWAIKA (PAN-AJAPS0366E), (AADHAAR NO. 946672019833)** son of Lt. Ratan Kumar Swaika, by occupation - Service, by Religion - Hindu, by Nationality - Indian, residing at UTSA CF 04 9A New Town Rajarhat, Post Office - New Town, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas, West Bengal, (3) **MR. BIKASH AGARWAL (PAN-AHAPA8484B) (AADHAAR NO.872383048531)**, son of late Rajendra Kumar Agarwal, by occupation - Business, by Religion - Hindu, by Nationality - Indian, residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur formerly Sonarpur, Kolkata - 700084, District - South 24 Parganas, Purchaser no 1, 2 and 3 individually and conjointly hereinafter referred to as the **GRANTOR/PRINCIPAL** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

3.2 Attorney: **THAT, DELTA REALTECH (PAN- AAXFD9553G)**, a registered Partnership Firm, having its registered office 26, Mahamaya Mandir Road, Post Office Garia, Police Station Narendrapur, Kolkata 700084, District South-24 Parganas, West Bengal, duly represented by its Partners namely, (1) **MR. BIKASH AGARWAL (PAN- AHAPA8484B)**, son of Late Rajendra Kumar Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, resident of 2052, Chakgaria, Upohar Condovilla, Panchasayar, Post Office- Panchasayar, Police Staion- Survey Park, Kolkata-700094, District South 24 Parganas, West Bengal, (2) **MRS. RESHMI BHOWMICK (PAN- BIJPB4081N)**, daughter of Mr. Ranjit Kumar Bowmick, by religion Hindu, by occupation - Business, by Nationality - Indian, residing at 3/141A, Vidyasagar Upanibesh, Post Office Naktala, Police Station Bansdroni, Kolkata 700047, District South-24 Parganas, West Bengal, duly represented by partner no. (1) **MR. BIKASH AGARWAL (PAN- AHAPA8484B)**, son of Late Rajendra Kumar Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, resident of 2052, Chakgaria, Upohar Condovilla, Panchasayar, Post Office- Panchasayar, Police Staion- Survey Park, Kolkata-700094, District South 24 Parganas, West



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Bengal, by virtue of a General Power of Attorney registered with Being No. 00275 for the Year 2025 before the office of Additional District Sub-Registrar Sonarpur dated 14.08.2025, shall be valid and binding on me/us/it jointly and severally to all intents and purposes as if done by me/us personally which I/We/It undertake/s to **ratify and confirm** whenever required from this 24th Day of JUNE, Two Thousand Twenty-Six, hereunder;

Grant of powers in respect of **ALL THAT** divided and demarcated area of land admeasuring **07 Katha 08 Chittack 27 Sq. Ft.** identified as **Plot nos. 15, 16 and 23**, comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 10118, 10387, 10522, 10645, 10489, 10450 & 10645 (previously L.R. Khatian Nos. 10387 & 10118), Block - Sonarpur, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode - 700151, District - South-24 Pargana, West Bengal, Kolkata- 700151, details of which is given hereunder:

Mouja	L.R. Dag No.	L.R. Khatian No.	Area
Bonhooghly	2995	L.R. Khatian Nos. 10118, 10387, 10522, 10645, 10489, 10450 & 10645 (previously L.R. Khatian Nos. 10387 & 10118);	02 Katha 10 Chittack 23 Sq. Ft. of Plot No. 15
Bonhooghly	2995		02 Katha 03 Chittack 15 Sq. Ft. of Plot No. 23
Total			04 Katha 13 Chittack 38 Sq. Ft.

comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 10118, 10387, 10522, 10645, 10489, 10450 & 10645 (previously L.R. Khatian Nos. 10387 & 10118), Block - Sonarpur, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode - 700151, District - South-24 Pargana, West Bengal, Kolkata- 700151, together with all easements rights and appurtenances thereto attached more fully described in the **SCHEDULE** hereto and hereafter called the "**Said Property**".



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5. Background:

5.1. WHEREAS THE OWNERS/GRANTORS the principals hereto, are the absolute joint Owners of **ALL THAT** divided and demarcated area of land admeasuring **07 Katha 08 Chittack 27 Sq. Ft.** identified as **Plot nos. 15, 16 and 23**, comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 10118, 10387, 10522, 10645, 10489, 10450 & 10645 (previously L.R. Khatian Nos. 10387 & 10118), Block – Sonarpur, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode – 700151, District – South-24 Pargana, West Bengal, Kolkata- 700151, details of which is given hereunder:

Mouja	L.R. Dag No.	L.R. Khatian No.	Area
Bonhooghly	2995	L.R. Khatian Nos. 10118, 10387,	02 Katha 10 Chittack 23 Sq. Ft. of Plot No. 15
Bonhooghly	2995	10522, 10645, 10489, 10450 & 10645 (previously	02 Katha 10 Chittack 34 Sq. Ft. of Plot No. 16
Bonhooghly	2995	L.R. Khatian Nos. 10387 & 10118),	02 Katha 03 Chittack 15 Sq. Ft. of Plot No. 23
Total			07 Katha 08 Chittack 27 Sq. Ft.

- 1. ALL THAT** divided and demarcated piece and parcel of land measuring **02 Katha 10 Chittack 23 Sq. Ft. a bit more or less** identified as **Plot no. 15** out of entire area of Land admeasuring **84 Decimal a bit more or less** together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 1973 and 10118, Block – Sonarpur, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode – 700151, District – South-24 Pargana, West Bengal, which was duly registered on 17.06.2025 in the office of **Additional District Sub-Registrar Sonarpur and same was recorded in Book no.1, Volume-1608-2025, Pages from 120907 to 120932, Being No. 05776 for the Year 2025.**
- 2. ALL THAT** divided and demarcated piece and parcel of land measuring **02 Katha 10 Chittack 34 Sq. Ft. a bit more or less** identified as **Plot no. 16** out of entire area of Land admeasuring **84 Decimal a bit more or less** together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in



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Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 1973 and 10118, Block – Sonarpur, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode – 700151, District – South-24 Pargana, West Bengal, which was duly registered on 17.06.2025 in the office of **Additional District Sub-Registrar Sonarpur and same was recorded in Book no.1, Volume-1608-2025, Pages from 120881 to 120906, Being No. 05775 for the Year 2025. and**

3. **ALL THAT** divided and demarcated piece and parcel of land measuring **02 Katha 03 Chittack 15 Sq. Ft. a bit more or less** identified as **Plot no. 23 out of entire area of Land admeasuring 84 Decimal a bit more or less** together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 1973 and 10118, Block – Sonarpur, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode – 700151, District – South-24 Pargana, West Bengal, which was duly registered on 17.06.2025 in the office of **Additional District Sub-Registrar Sonarpur and same was recorded in Book no.1, Volume-1608-2025, Pages from 120835 to 120880, Being No. 05774 for the Year 2025**, together with all easements rights and appurtenances thereto attached together with all easements rights and appurtenances thereto **TOGETHER WITH** all easement rights benefits, facilities and other advantages attached thereto and have been possessing and enjoying the same on payment of rents and taxes hereof to the authority concerned.

5.2. AND WHEREAS in order to construct a multi-storeyed building on the aforesaid land more fully mentioned in the **SCHEDULE** hereunder written and hereinafter referred to as the “**Said Property**” the Principals herein has entered into an Agreement for Development with the Developer, **DELTA REALTECH (PAN- AAXFD9553G)**, a registered Partnership Firm, having its registered office 26, Mahamaya Mandir Road, Post Office Garia, Police Station Narendrapur, Kolkata 700084, District South-24 Parganas, West Bengal, duly represented by its Partners namely, **(1) MR. BIKASH AGARWAL (PAN- AHAPA8484B)**, son of Late Rajendra Kumar Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, resident of 2052, Chakgaria, Upohar Condovilla, Panchasayar, Post Office-




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Panchasayar, Police Staion- Survey Park, Kolkata-700094, District South 24 Parganas, West Bengal, **(2) MRS. RESHMI BHOWMICK (PAN-BIJPB4081N)**, daughter of Mr. Ranjit Kumar Bowmick, by religion Hindu, by occupation - Business, by Nationality - Indian, residing at 3/141A, Vidyasagar Upanibesh, Post Office Naktala, Police Station Bansdroni, Kolkata 700047, District South-24 Parganas, West Bengal, duly represented by partner no. **(1) MR. BIKASH AGARWAL (PAN- AHAPA8484B)**, son of Late Rajendra Kumar Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, resident of 2052, Chakgaria, Upohar Condovilla, Panchasayar, Post Office- Panchasayar, Police Staion- Survey Park, Kolkata-700094, District South 24 Parganas, West Bengal, by virtue of a General Power of Attorney registered with Being No. 00275 for the Year 2025 before the office of Additional District Sub-Registrar Sonarpur dated 14.08.2025, on certain terms and conditions inter alia stated therein and in terms of the said Development Agreement the Developer will construct building as per the building plan to be sanctioned by the Bonhooghly Gram Panchayet and after completion of construction of the said building the Developer herein and therein will hand over and deliver Owners' Allocation, as per terms of the said **Agreement for Development Being No. 04652** for the Year 2026 under A.D.S.R Sonarpur to the owners and after that the Developer will be entitled to sale, transfer and convey the Developer's Allocation including the undivided share of land in the said Property and along with various common areas in the said Property to the intending purchaser/s after obey in accordance with the terms of the said **Agreement for Development dated 24/06/2026** upon receiving the consideration thereof and for the purpose of the said construction and to sale the Developer's Allocation, I do hereby appoint the said Developer as my Attorney to do all acts, deeds matters and things in my name and on my behalf mentioned hereafter in respect of my property mentioned in the **SCHEDULE** hereunder written.

6. Now Know You All By These Presents:

6.1 Grant: The Grantors/Principals do and each of them doth hereby nominate, constitute and appoint the Attorney to do, execute and perform all or any of the deeds, matters and things mentioned in Clause 6.2 relating to the Said Property.



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6.2 Powers:

The Attorney shall have the power:

6.2.1 To enter into the Said Property and to hold and possess the said property and take all actions, for commercially exploiting and developing the Said Property, soil testing, making the boundary walls etc.

6.2.2 To represent the principals before any and/or every Concerned Authority/s in relation with any and/or every type of work in respect of the property mentioned in the Schedule hereto.

6.2.3 The Developers/Attorneys herein shall be entitled to continue the construction work and previous agreement for sale executed by the Developer/Attorney herein and also execute Deed of Conveyance towards Agreement for Sale and also to continue other transaction made by the Developer and also to enter into new Agreement for sale and register the same at any registration office in the state of West Bengal for their share of allocation in terms with the Development Agreement and to do all acts deeds as per said **Development Agreement dated 24/06/2026**

6.2.4 To make various deposits of all necessary fees, charges, levies or other charges into various concerned Government Department/s and/or Authority/s and /or Office/s including Bonhooghly Gram Panchayet , WBSEDCL, etc. in respect of the Schedule mentioned property and also to get refund for any excess payment and to issue proper and valid receipt for the same.

6.2.5 To approach and/or make applications before the Bonhooghly Gram Panchayet and others concerned Government Department/s and/or Authority/s and /or Office/s (including signing on the required papers and/or documents) for getting necessary permission, and connections like water, electric supply etc. in the name of the Principals and/or on their behalf and to take delivery of the said permission from the Concerned Departments and/or Authorities of the Bonhooghly Gram Panchayet and others. The Attorney is hereby authorized to sign on the Completion Plan and / or any deviation / addition / alteration of the same for submitting the same before the Bonhooghly Gram Panchayet or any other concerned

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Authority/s (including Layout Plan for water supply and drainage also) in respect of the property mentioned in the Schedule hereto and to receive all approved and sanctioned Plans, Specifications, Drawings and other related documents also the completion and other certificates from the Bonhooghly Gram Panchayet and/or other authorities. And the Developer shall develop/construct at their cost and also shall be entitled to appoint labour/contractor/any other skilled or unskilled person to complete the construction work as per the plan duly sanctioned by Bonhooghly Gram Panchayet .

6.2.6 To take all actions and proceeding so that the Plans and Drawings that may be sanctioned and to settle and compromise all actions and proceedings on such terms, conditions, or covenants and for such consideration as our said Attorney may deem fit, appropriate, expedient and proper.

6.2.7 To appear before the Bonhooghly Gram Panchayet and all of its departments, Urban Land Ceiling Authorities, any other Authority or Authorities or Tribunal or otherwise relating to and/or arising out of any permission, no objection, clearance or otherwise, clearances or otherwise as may be required so as to obtain sanctions and approvals relating thereto and to make, sign, execute, verify affirm all or any documents, papers, forms, affidavits, declarations or others and to accept services of all notices or communications or otherwise and also to produce original documents for their verifications.

6.2.8 To file and submit declarations, statements, applications, and/or returns make commitments and give undertakings in respect of the property mentioned in the Schedule hereto and to represent the principals before and correspond with the concerned Authority/s for any of the matters relating to the Property mentioned in the Schedule hereunder.

6.2.9 To do and/or perform any necessary and required acts, and giving declaration, and executing deeds matters for the purpose of development and enjoyment of the said Property mentioned in the Schedule hereunder.

6.2.10 To execute any necessary declaration and/or documents in relation to the Developer Allocation's in the Schedule property herein



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(including Agreement for Sale, Deed of Conveyance and Lease) and if required make the same registered with the concerned Authority/s only. The Developer shall be entitled to sell only its Allocation with the proportionate share or interest in the land to the intending purchaser/s but there shall be prospect of executing Supplementary Agreement to demarcate the Owner's allocated.

6.2.11 To represent the Principals before the Registrar, sub-registrar and/or other such Authorities in all connections in respect of execution and registration of the required Declaration, Rectification or any other documents and/or any other related Document/s (including Sale Deed or any other type of Deed of Transfer including Agreement for Sale, Deed of Conveyance, Deed of Partition, Settlement Deed and Lease) only in respect of the Developer's Allocation mentioned herein above comprised in the Scheduled property below, and to receive from such intending purchaser or purchasers any earnest money and/or advances and also the balance consideration money including the entire consideration money and give valid receipts and discharge for the same and deposit the same in their account, as the occasion may require. It is also mentioned that the Developer can register deed of conveyance only after giving possession of the owner's allocation as per the terms of Development Agreement.

6.2.12 The Developer herein shall be entitled to mortgage the Developer's Allocation only as per the terms of Development Agreement for obtaining project finance and/or to obtain Financial Accommodation and release the same but without making the owner liable for the same in any way or manner or harming the interest of the owners

6.2.13 To accept for the Principals and in their name or on their behalf, service of any Writ or Summons or other legal process and to appear in any or all Courts of Law and/or Magistrate and/or Judicial Officer and/or any Tribunal or any other Hearing Office or Competent Person/s of any other Office/s whatsoever as the said Attorney shall deem advisable and to commence any action and/or other proceeding/s or to prosecute or discontinue or become non-suited as the said Attorney deem fit and proper.



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6.2.14 To appoint Pleader/s, Solicitor/s, Advocate/s, Authorized Person/s, Lawyer/s, Agent/s to appear and to act in any Court of Law or before any Authority as may be needed and to revoke such appointment and to substitute any other in their place and stead in relation to the Schedule mentioned property.

6.2.15 To sign, verify and execute Vakalatnamas, Plaint/s, Written Statement/s, Counter Claim/s, Appeal/s, Review/s, Application/s, Objection/s, Affidavit/s, Authority/s, Paper/s and Document/s of every description that may be necessary to be signed, verified and executed for the purpose of suit/s, Action/s, Appeal/s and proceeding/s of any kind whatsoever in any Court of Law or Equity, whether or Original, Appellate, Testamentary or Provisional Jurisdiction or Judicial Authority and to appear and/or to make Petitions and/or Applications in any such Court Or Courts aforesaid in any Suit/s, Action/s, Appeal/s and/or Proceeding/s brought and/or commenced and/or defend, answer or oppose the same or suffer Judgment/s or Decree/s to be or had given, taken or pronounced in any such Suit/s, Action/s, Appeal/s, Proceeding/s and to execute Decree/s as the said Attorney shall be advised or think proper.

6.2.16 To negotiate for sale, lease and transfer with the intending purchaser or purchasers various ~~land~~ and/or land with structure/Unit/Flats/Apartment/Bungalow/Villa/Space and car parking spaces of the new building of the Developer's Allocation only written in the said **Development Agreement dated 24/06/2026** only, lying and situate on the said property morefully described in the schedule hereunder written and also to sign, execute and enter into agreement for sale with such intending purchasers and to receive earnest money and deposit the same in their account.

6.2.17 To appear before the BLRO, DLRO office or before the LD. Additional District Magistrate, or District Magistrate or Urban land Ceiling Authorities or before any other Central or State Government officers or before any Judicial Authority or Quasi-Judicial Authority or Otherwise before any Government or Semi Government Authorities or Private bodies or any company or otherwise as required in connection with Mutation, Conversion of Land, Permission from Urban Land Ceiling Authorities, KMDA, Additional Land Acquisition Offices etc.



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and sign and present all forms documents, affidavits, make submissions oral or written and present himself before any or all authorities.

6.2.18 To receive and pay and/or deposit all moneys, including Court Fees and receive refunds from any Court or any Officer thereof or from any person, firm or body/corporate any amounts due and payable to the principal on any account whatsoever if the amount was paid by the Developer and to give, sign and execute all papers, receipts, release and discharge the same in respect of the Schedule mentioned property.

6.2.19 To accept notices and service of papers from the Panchayet, Postal and/or other authorities and/or persons, Government, semi-Government, Public body or body corporate/private organizations in relation to the said land.

6.2.20 To apply for and obtain electricity, water, sewerage, drainage and other connection of any other utility in the said property and/or to make alteration therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers applications documents and to do all other acts, deeds and things as may be deemed fit and proper by our said Attorney.

6.2.21 To appear before any Government offices and to take all steps in connection with conversion of Land or for any other purpose deemed fit by the said Attorney.

6.2.22 To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual, with all intents and purposes according to the Laws and customs of India and particularly of West Bengal.

6.2.23 To sign and submit all papers, applications and documents for having the mutation effected in all public records and with all authorities and/or persons, including, the Panchayet and if necessary, to deal with such authority and authorities in any manner, to have such mutation effected.

6.2.24 To pay all outgoings or dues of Panchayet Tax, Urban Land Tax, Land Revenue and other charges whatsoever, payable for and on account of the Scheduled Property.



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6.2.25 To give undertakings, assurances and indemnities, as may be required for the purposes aforesaid.

6.2.26 To look after control manages and supervises the administration of the said property.

6.2.27 To employ and/or appoint architects, Surveyor or Surveyors, solicitors, advocates chartered accountants, income tax practitioners and/or agents or any Professional/Skilled/Unskilled labour and/or other men for the aforesaid purpose and also pay salaries, wages, charges and remuneration to them.

6.2.28 AND GENERALLY to do all acts, deeds and things as may be required to be done, executed and performed for the purpose of erection, construction and completion of the building at the said Land in accordance with law on our behalf.

7. THE PRINCIPAL DO HEREBY DECLARE that this Development Power of Attorney and accordingly the said Attorney shall be entitled to exercise independently the powers conferred upon him by this Power, in respect of the matters, related with the Schedule mentioned property and to do whatever necessary towards the successful materialization of the Development work.

8. THE PRINCIPAL DO AND EACH OF THEM doth HEREBY DECLARE to ratify and confirm whatsoever that the said Attorney shall do for the betterment of the Property by virtue of these presents till the power is valid and till the successful completion of the instant project as also till the disposal of the entire Allocation of the Developer and the same is revocable in nature as per the terms and conditions of the development Agreement.



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SCHEDULE
(Said Property)

ALL THAT divided and demarcated area of land admeasuring **07 Katha 08 Chittack 27 Sq. Ft. i.e 12.4369 Decimal**, be the same little more or less identified as **Plot nos. 15, 16 and 23**, comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 10118, 10387, 10522, 10645, 10489, 10450 & 10645 (previously L.R. Khatian Nos. 10387 & 10118), Block - Sonarpur, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode - 700151, District - South-24 Pargana, West Bengal, Kolkata- 700151, details of which is given hereunder:

Mouja	L.R. Dag No.	L.R. Khatian No.	Area
Bonhooghly	2995	L.R. Khatian Nos. 10118, 10387, 10522, 10645,	02 Katha 10 Chittack 23 Sq. Ft. of Plot No. 15
Bonhooghly	2995	10489, 10450 & 10645 (previously	02 Katha 10 Chittack 34 Sq. Ft. of Plot No. 16
Bonhooghly	2995	L.R. Khatian Nos. 10387 & 10118),	02 Katha 03 Chittack 15 Sq. Ft. of Plot No. 23
Total			07 Katha 08 Chittack 27 Sq. Ft.

comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 10118, 10387, 10522, 10645, 10489, 10450 & 10645 (previously L.R. Khatian Nos. 10387 & 10118), Block - Sonarpur, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode - 700151,, together with all easements rights and appurtenances thereto.

The SAID PROPERTY is on Kancha Road.



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24 JUN 2026

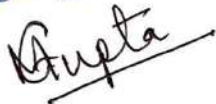
IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In presence of Witnesses:-

1. 
Kot-150
2. Mousumi Das
Kot-103





SIGNATURE OF GRANTOR/PRINCIPAL


AS SELF & LAWFUL CONSTITUTED ATTORNEY
OF RESHMI BHOWMICK PARTNER OF
DELTA REALTECH

SIGNATURE OF ATTORNEY

Drafted by


F-1245-1246-2015
Alipore Judge Court



✓
Dist. Sub Registrar
South 24 Parganas
24 JUN 2026



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

NAME

SIGNATURE 



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

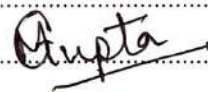
NAME UMESH SWAIKA

SIGNATURE 



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

NAME

SIGNATURE 

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Left Hand					
Right Hand					

NAME

SIGNATURE



✓
Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

24 JUN 2026

Major Information of the Deed

Deed No :	I-1608-04671/2026	Date of Registration	24/06/2026
Query No / Year	1608-8001666809/2026	Office where deed is registered	
Query Date	24/06/2026 2:01:51 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Mousumi Das Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700107, Mobile No. : 7003702511, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 3/-		Rs. 14,92,425/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 200/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160804652/2026		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-2995	LR-10450	Bastu	Bastu	2 Katha 10 Chatak 23 Sq Ft	1/-	5,26,075/-	Property is on Road , Project Name :
L4	LR-2995	LR-10522	Bastu	Bastu	2 Katha 10 Chatak 34 Sq Ft	1/-	5,29,100/-	Property is on Road , Project Name :
L5	LR-2995	LR-10489	Bastu	Bastu	2 Katha 3 Chatak 15 Sq Ft	1/-	4,37,250/-	Property is on Road , Project Name :
TOTAL :					12.4369Dec	3 /-	14,92,425 /-	
Grand Total :					12.4369Dec	3 /-	14,92,425 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs MALINI GUPTA Wife of Mr RAJESH KUMAR GUPTA Executed by: Self, Date of Execution: 24/06/2026 , Admitted by: Self, Date of Admission: 24/06/2026 ,Place : Office	 24/06/2026	 Captured LTI 24/06/2026	 24/06/2026
City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: AIxxxxxx3P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/06/2026 , Admitted by: Self, Date of Admission: 24/06/2026 ,Place : Office				
2	Mr UMESH SWAIKA Son of Late RATAN KUMAR SWAIKA Executed by: Self, Date of Execution: 24/06/2026 , Admitted by: Self, Date of Admission: 24/06/2026 ,Place : Office	 24/06/2026	 Captured LTI 24/06/2026	 24/06/2026
City:- Not Specified, P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.: AJxxxxxx6E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/06/2026 , Admitted by: Self, Date of Admission: 24/06/2026 ,Place : Office				
3	Mr BIKASH AGARWAL (Presentant) Son of Late RAJENDRA KUMAR AGARWAL Executed by: Self, Date of Execution: 24/06/2026 , Admitted by: Self, Date of Admission: 24/06/2026 ,Place : Office	 24/06/2026	 Captured LTI 24/06/2026	 24/06/2026
City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AHxxxxxx4B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/06/2026 , Admitted by: Self, Date of Admission: 24/06/2026 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DELTA REALTECH City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx3G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BIKASH AGARWAL Son of Late RAJENDRA KUMAR AGARWAL Date of Execution - 24/06/2026, , Admitted by: Self, Date of Admission: 24/06/2026, Place of Admission of Execution: Office	 Jun 24 2026 2:36PM	 Captured LTI 24/06/2026	 24/06/2026
City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx4B,Aadhaar No Not Provided Status : Representative, Representative of : DELTA REALTECH (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHOJIT GHOSH Son of Mr JOYDEB GHOSH 1159, N S C BOSE ROAD, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103		 Captured	
	24/06/2026	24/06/2026	24/06/2026

Identifier Of Mrs MALINI GUPTA, Mr BIKASH AGARWAL, Mr UMESH SWAIKA, Mr BIKASH AGARWAL

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mrs MALINI GUPTA	DELTA REALTECH-1.46132 Dec
2	Mr UMESH SWAIKA	DELTA REALTECH-1.46132 Dec
3	Mr BIKASH AGARWAL	DELTA REALTECH-1.46132 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mrs MALINI GUPTA	DELTA REALTECH-4.40917 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Mrs MALINI GUPTA	DELTA REALTECH-1.21458 Dec
2	Mr UMESH SWAIKA	DELTA REALTECH-1.21458 Dec
3	Mr BIKASH AGARWAL	DELTA REALTECH-1.21458 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 2995, LR Khatian No:- 10450	Owner:মালিদি গুপ্তা, Gurdian:রাজেশ কুমার, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 2995, LR Khatian No:- 10522	Owner:বিকাশ আগরওয়াল, Gurdian:রাজেন্দ্র কুমার আগরওয়াল, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 2995, LR Khatian No:- 10489	Owner:উমেশ সাইকা, Gurdian:রতন সাইকা, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160804671 / 2026

On 24-06-2026

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 14:11 hrs on 24-06-2026, at the Office of the A.D.S.R. SONARPUR by Mr BIKASH AGARWAL , one of the Executants.

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 14,92,425/-

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

Execution is admitted on 24/06/2026 by 1. Mrs MALINI GUPTA, Wife of Mr RAJESH KUMAR GUPTA, P.O: KANKURGACHI, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession House wife, 2. Mr UMESH SWAIKA, Son of Late RATAN KUMAR SWAIKA, P.O: NEW TOWN, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Service, 3. Mr BIKASH AGARWAL, Son of Late RAJENDRA KUMAR AGARWAL, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr SUBHOJIT GHOSH, , , Son of Mr JOYDEB GHOSH, 1159, N S C BOSE ROAD, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Service

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

Execution is admitted on 24-06-2026 by Mr BIKASH AGARWAL, PARTNER, DELTA REALTECH, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr SUBHOJIT GHOSH, , , Son of Mr JOYDEB GHOSH, 1159, N S C BOSE ROAD, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by , by Cash Rs 200.00/-

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 1274, Amount: Rs.50.00/-, Date of Purchase: 25/05/2026, Vendor name: Subhajit Deb



Rahul Majumder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2026, Page from 113572 to 113593

being No 160804671 for the year 2026.



Digitally signed by RAHUL MAJUMDER
Date: 2026.06.29 15:15:09 +05:30
Reason: Digital Signing of Deed.

(Rahul Majumder) 29/06/2026

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.