



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 942779

Q - 200273768/2025.

17.14 pm
10/10/25

Signature Sheet and
endorsement Sheet A &
the Part of the Parcel of the
Document.

Addl District Sub-Registrar
Chinsurah, Dist. Howrah

10 OCT 2025

AGREEMENT BETWEEN OWNERS

AND

DEVELOPER FOR DEVELOPING MULTISTORIED BUILDING

*THIS AGREEMENT is made this the 10th day of October Two Thousand
Twenty five, 2025.*

Contd....p/2

ক্রমিক নং..... 352 তারিখ..... 9/10/2025
মূল্য..... 100/-
ক্রেতার নাম..... Santi' Singh + ors
সাক্ষর..... Digamber Biswas Road.
থানা..... Chinsurah
জেলা..... Hooghly.
স্বাক্ষর..... [Signature]

লাইসেন্স প্রাপ্ত স্ট্যাম্প ভেঙার হুঁচুড়া জজ কোর্ট
অনুপ কুমার গান্ধলী



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Addl. District Sub-Registrar
Sadar, Hooghly

10 OCT 2025

B E T W E E N :

1. **SMT. SANTI SINGHA**, W/O Late Bharat Chandra Singha, PAN - CWJPS0869N, by religion- Hindu, by profession- House Wife, 2. **SRI BIDHAN SINGHA**, S/O- Late Bharat Chandra Singha, PAN- CTUPS5778L, by religion- Hindu, by profession- Service, all residing at 17-1243, Digambar Biswas Road, Dharampur, P.O. & P.S.-Chinsurah, Dist- Hooghly, Pin-712101, hereinafter collectively referred to as "**OWNERS**" (which terms and expressions shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives, and assigns) of the **FIRST PART**.

AND

"TIRUPATI CONSTRUCTION" a Partnership Firm, having its office at Digambar Biswas Road, Dharampur near Income Tax Office, P.O. & P.S. Chinsurah, District Hooghly, PIN -712101, PAN - AAPFT1617F, represented by its Partners namely (1) **SRI SUJIT KUMAR DEY**, PAN AGJPD4345E, son of Sri Sukumar Dey, by caste- Hindu, Indian Citizen, by profession- Business, (2) **SMT. SUSAMA DEY**, PAN- APUPD0345L, wife of Sri Sujit Kumar Dey, by caste- Hindu, Indian Citizen, by profession- Business, presently residing at Digambar Biswas Road, Dharampur, opposite Rammohan Vidyapith Primary School; P.O. & P.S. Chinsurah, District Hooghly, PIN - 712101 hereinafter referred to as **"THE DEVELOPERS"** (which terms and expression shall unless excluded by or repugnant to the subject context be deemed to mean and include their heirs, successors, in office executors and assigns) of the **SECOND PART**.

 **WHEREAS** the property under Dist. Hooghly, P.S.- Chinsurah, J.L. No. 20 R.S. Khatian no. 333, R.S. Dag No. 556 & 557, Corresponding to L.R. Dag no. 1023 total admeasuring 0.049 Acre Viti Land was originally belonged to the predecessors of the Owners namely Lakshan Chandra Singha, Bharat Chandra Singha and Gopal Chandra Singha.

AND WHEREAS the said Lakshan Chandra Singha, Bharat Chandra Singha and Gopal Chandra Singha purchased in 0.046 Acre in R.S. Dag no. 556 and 0.003 Acre in R.S. Dag no. 557 totalling to 0.049 Acre of Viti Land vide a registered Sale deed entried in Book no. 1, Volume no.99, pages 262 to 267, being no. 7731/1973 registered before the District Sub-Register Hooghly at Chinsurah on 24.09.1973.

AND WHEREAS thus said Lakshan Chandra Singha, Bharat Chandra Singha, Gopal Chandra Singha became the owner of the said property having 1/3rd share each therein. Later on the said Lakshan Chandra Singha, Bharat Chandra Singha, Gopal Chandra Singha executed a registered Mutual Partition Deed being no.4103, entried in Book no. 1, Volume no.72, from pages 49 to 63, in the year 1986 registered before the District Sub Registrar, Hooghly, executed on 14.05.1986. registered on 15.05.198. Wherein said Bharat Chandra Singha was allotted a demarcated "Gha" schedule property which portion was marked in 'Red' colour in the annexed Partition map of the said Partition Deed. The portion of Bharat Chandra Singha is detailed herein in the schedule 'A' Property of this Development Agreement. Said Bharat Chandra Singha after acquiring the A schedule property started to possess and enjoy the property without any interruption and hindrance. Being in possession of the A schedule property said Bharat Chandra Singha died intestate on 30.07.2020 leaving behind his wife Santi Singha and one son namely Bidhan Singha.

 **AND WHEREAS** thereafter said Smt. Santi Singha and Bidhan Singha i.e. Owners herein mutated their names before the office of the B.L. & L.R.O against L.R Khatian nos. 18793 and 18794 and also mutated their names before the Hooghly-Chinsurah Municipality under New Holding no. 616/526 against their respective undivided share which is detailed in the A schedule property below and were paying Govt. taxes and other rents. The owners are absolutely seized and possessed of and /or otherwise well and sufficiently entitled to the schedule - A property of land with old dilapidated structure situated and lying at P.S- Chinsurah, Dist- Hooghly, which land is more fully and particularly described in the schedule 'A' Property. The schedule 'A' property below is specifically is demarcated and possessed fully by the owners' predecessor since last 52 years.

AND WHEREAS the developer concern 'a partnership firm' under the name and style of **"TIRUPATI CONSTRUCTION"**, is engaged in the business of developing and promoting and also sponsoring construction of building having its own financial resources to carry out any development scheme, including construction of building, taking up all the related responsibility of preparation and sanction of plan for construction of building and engage Engineers, Masons and Labours and also put in resources for procure prospective Flat Owners for the Flats, Apartments and other spaces to be built as per the Plan to be sanctioned by the concerned authority.

AND WHEREAS with the intent to develop the said property and raise or construct Ground Plus Three (G+3) storied multistoried building name & style **"RIDDHI SIDDHI"**, situated at Mahishmardinitala, Digambar Biswas Road, Dharampur, P.O. & P.S. Chinsurah, Dist.- Hooghly, PIN – 712101, thereon at its own costs and expenses, mutual discussions caused between the parties hereto and pursuant to such mutual discussions the Owners and Developer agreed on the following terms and conditions:-

TERMS AND CONDITIONS :-

1. That at the request of the Owners, the developer has agreed to undertake to scheme of development of the said property by raising and constructing G+3 multi-storied building thereon containing several independent, flats, apartments or spaces as may be sanctioned by the Hooghly-Chinsurah Municipality and other requisite authorities and after completion of the construction of the proposed new building, the developers shall be entitled to dispose of the entire constructed area excepting the allotted portion to the Owners.
2. It has been agreed between the parties of this agreement that the construction cost for the construction of the multi-storied building shall be borne by the developer.

3. That excepting the allocated portion of land Owners as mentioned in the schedule B above the rest portion along with proportionate undivided share of land shall be the absolute allocated portion of the Developer detailed in schedule 'C' below.
4. That the owners shall always remain liable to execute and register appropriate deeds of conveyance to sell, transfer and convey in favour of the flat/unit/units occupiers with interest in the land beneath the building at the costs and expenses of the developer or intending flat occupiers, whenever called upon by the developer or developers without in anyway demanding the price at which the said undivided share in the land of the said premises is sold or any part thereof received by the developer against such sale.
5. That the owners and developer have agreed upon the specification of construction of the proposed new building, hereafter referred to as "Fixtures and Fitting facilities provided to the Owners" as more fully and particularly described in the schedule- 'D' written herein below. The Developer shall complete the project within 12 months from the date of execution of this agreement.
6. That subject to the provision of these presents, the Owners hereby grant to the developer exclusive right to build and construct Building in or upon the land comprised in the said property in accordance with the plan of construction as may be permitted and sanctioned by Hooghly-Chinsurah Municipality and other Competent Authorities.
7. That the developer shall be entitled to vary and/or modify the said plan of construction excepting the Owners' allocated share subject to sanction of such modified plan by the aforesaid competent authorities, for mutual benefit of the Owners and the Co-occupiers of the new building.
8. All the money which shall be received by the Developer as a Sale proceeds or advance of flat/unit/units etc., shall belong to the Developer and will be

received by them on their own account. The Owners shall also not to be held liable or responsible to any such person so far as the said money are concerned either for refund thereof or for any misapplication or non application thereof or part thereof.

9. That all applications, plans and other requisite documents, as may be prepared by the developer for the purpose of sanction of the plan shall be signed and submitted by the owner in accordance with the intention and desire of the developer. One copy of each papers (documents) will be given to the Owners.
10. That the Owners apart from receiving their allocated portion of the proposed building, more fully described in the schedule-B' and shall also be entitled to easement rights in common with the other occupiers of the said building in respect of common areas and facilities provided therein.
11. That with the execution of these presents the owners shall be remain liable to execute and register Power of Attorney in favour of the developer and /or nominee of the developer granting due and all requisite authority to the developer to enter upon the said premises, take measurement and construct the proposed building, purpose the sanction of the plan of the construction of the building, represent the owners before all authorities for sanction of the plan, submit application on behalf of the vendors for procuring the building materials and /or otherwise to pursue to fulfill the above objectives.
12. That the owners shall, at the request of the developer, execute such documents, papers, memorandum and deed in furtherance of these presents, which the developer may require from the vendors for smooth and expeditious construction of the proposed building, use and occupation thereof.
13. That the owners shall also authorize by the proposed Power of Attorney to do all other acts, deeds and things at the instance of the developer, whenever necessary, to obtain any other requisite permission of authority

or sanction of the Government, Public or any Statutory body, as may be required for the construction of the proposed building PROVIDED THAT the developers shall bear all costs and expenses for all such documents, letter, papers, memorandum etc, shall deposit requisite fees, wherever necessary and obtain refund of fees and appropriate the same without any way being answerable to the vendor for the same.

14. That the time period for the construction of the proposed building shall be SUBJECT TO "Force Majeure" condition, like flood, earthquake, tempest, civil commotion, strike, riot or war and other acts of God and, when the obligation of the developer in regard to the period of completion of construction shall remain suspended for the duration of the "Force Majeure".
15. That the Owners hereby agree to pay and clear all rates and taxes/rents and for other impositions and statutory/Government dues in respect of the said property till prior to the date of execution of this Agreement.
16. That the developer have entered into the Agreement being fully satisfied with the title of the owners of the property.
17. That the Owners hereby agree that they shall not do anything in regard to the said property whereby the right of the developer to undertake construction of the proposed building and disposal of its share of the said building is prejudicially effected and/or the construction be delayed or impeded in any manner whatsoever.
18. That after the construction of the proposed building is fully completed, the Owners and the developer jointly and mutually shall cause an Owners registered association or a Society or a Syndicate to be formed or established by the occupiers, including the owners and the developer shall handover the control and management of the said building to the said Body.

19. That after the formation of the Body of Occupiers, as set out in the clause preceding and the right of control and management in respect of the said constructed building shall be handed over to the said body by the developer and thereafter, the developer shall not remain liable for the constructed building or any portion thereof in any manner whatsoever. The Developer must conduct the maintenance of the Owners allocation for 3 years from the date of possession of flat.
20. The developer shall be liable for any structure defects, damages payment of compensation to any party, refund of money to any purchaser and injuries of workman in course of construction work of the multi-storied building.
21. The developer hereby agree that they shall keep the Owners indemnified and harmless against all third party claims, actions or dispute arising out of any act or omission on the part of the developers, its agents, men or labours during the construction of the proposed building.
22. That after acceptance of the Owners' allocated share or afterwards by the Owners, the Owners shall not in any way proceed or create any sort of confusion or complication in respect of this Agreement or shall have no right to repudiate, cancel and seize this Agreement debarring the developer concern from advancement of this multistoried Building.
23. That the owners shall be liable to deliver peaceful possession of the schedule-'A' property together with the existing building standing thereon, the Developer shall be bound to shifting of the owners a separate rented spaces.



ADDITIONAL TERMS AND CONDITION

- i. That the land Owners hereby declare that the property mentioned in the 'A' schedule below is being the absolute property of the land Owners and they have good, saleable and marketable title and is not subject matter of any mortgage, lien, surety, attachment and not involve with and the property or

any part of it has not been affected by any acquisition and requisition and the property is free from all encumbrances. The land Owners further declare that if their statement is found to be false in that case they will be fully responsible for that.

- ii. That the Developer shall demolish the existing old building of 'A' schedule mentioned property at their own costs and own labours and take the all building materials and sell the same to the third parties at its choice and receive the saleable amount. The land Owners shall not claim any amount for the same.
- iii. That land Owners hereby given delivery of possession of 'A' schedule property for demolition of existing structure and also for the purpose of development and construction of the multi-storied building.
- iv. That the land Owners shall also execute and register one general power of attorney in favour of the developer or the nominated person of the developers appointing him as their true and lawful attorney conferring such powers including the construction of multi-storied building and also the power to agreement for sale and sale the residential flats/unit/units etc. of the proposed multi-storied building in favour of the intending purchaser/purchasers and to receive the earnest money and consideration money from them excepting the allocated portion of the land Owners as specifically described in the schedule B below. That the developer shall not be entitled to sell or in any way transfer the Owners allocated areas without any intention, consent or written permission of the land Owners.
- v. That the developer for making construction of proposed building on the schedule mentioned land shall have right as ostensible owners of the constructed area together with the proportionate undivided share of land excepting the allocated portion of the land Owners as mentioned in the schedule 'B' hereunder written.

- vi. That land Owners shall not be entitled to claim, demand any further constructed area from the proposed construction in excess of their allocated portion and money according to 'B' schedule below and also shall not be entitled to claim any further money in violation of this agreement as further consideration of schedule mentioned property.
- vii. That the developers shall have all right to enter into an agreement for sale of the proposed flats, covered area etc. to be constructed, together with undivided proportion share of land, underneath of schedule property to any intending purchaser or purchasers. The developers by entering into agreement of sale, have all right to take advance consideration money or entire consideration money from the prospective purchaser or purchasers and has full right to sell, mortgage, lease out any flat and covered area etc. to any purchaser or purchasers for taking loan from any authorized financial authority or Bank etc. provided developers shall have no right to enter into an agreement for sale, mortgage of Owner allocated portion as consideration of land.
- viii. That the developer within its allocated portion shall have full power and authority to deliver possession of any flat, garage, covered area etc. proposed to be constructed to any prospective purchasers entirely at the risk and responsibility of the developers but the developers shall not be entitled to transfer Owners' allocated area except without written permission from the Owners.
- ix. That the developer have all right to execute and register proper instrument of transfer in assistance to the Owners in accordance with the law of land of its allocated proposes flats/unit/units, covered area etc. to be constructed on schedule mentioned land, except Owner's allocated portion in favour of the prospective purchasers, accepting the entire consideration money of the flat/unit/units to be sold but the Owners

however will not bare any liabilities for any disputes arising out of any construction issues of the developer allocation.

SCHEDULE –“A”
DESCRIPTION OF LAND

District-Hooghly, P.S.-Chinsurah, J.L. No. 20, Mouza- Chinsurah, Mohalla-Chatagoli, Ward No.17, Holding No. 616/526 under the Hooghly-Chinsurah Municipality in R.S Khatian No. 333, 3735, R.S. Dag No. 556, 557, L.R. Khatian No. 18793 (Shanti Singha), 18794 (Bidhan Singha), L.R Dag No. 1023 admeasuring 0.049 acre or 02 Katha 15 Chattak 30 Sq.ft. classified as **Viti** Land together with 885 sft.30 years old cemented flooring one storied building.

The Land Butted Bounded By :-

On the North : 20 feet wide Digambar Biswas Road, Mahismardinitala.

On the South : House of Basanta Khanra.

On the East : House of Dibyendu Ukil.

On the West : House of Gita Rani Ghosh.

SCHEDULE –“B”
DESCRIPTION OF THE SAID ALLOCATED PORTION OF THE OWNERS

25% of the total constructed area and one Garage on the Ground Floor of multistoried building project which shall be allotted to the owners. :-

SCHEDULE "C"
(DESCRIPTION OF THE SAID ALLOCATED PORTION
OF THE DEVELOPER

The Developer will get rest constructed area of the total constructed space of the multi-storied building over the schedule property excepting the owners allocated portion.

SCHEDULE 'D'

(Fixture / Fittings and facilities to be provides in the said Flat) : Specification:

STRUCTURE:

Earthquake resistant RCC framed construction with infill brick wall.

INTERNAL WALLS: *Cement Plastering overlaid with smooth, impervious Wall Putty.*

LIVING /DINING /LOBBY/PASSAGE :

Floor – Vitirified Tile, Wall – Putty.

BED ROOM :

Floor – Vitirified Tile, Wall – Putty.

KITCHEN: *Floor-Tiles, Wall- Glazed Tiles up 2'-0'' above counter putty on the rest of the wall, Black Stone Cooking Platform, Fitting/Fixture – Single lever CP fitting, SS sink, (Provision for Kitchen Chimney, Microwave oven, water purifier electric and plumbing provision).*

TOILET:

Floor-Marble, Wall- Ceramic Tiles up to 6'-0'' and Wall Putty on the rest of the wall, Fitting/Fixture-Single lever CP Fitting, Basin (in one toilet) & EWC, (White Coloured), Shower, Provision of hot and cold water line in one toilet. Electric Provision of Exhaust Fan.

BALCONY :

Floor- Vitirified Tile, Wall & Celing : Exterior Paint.

DOOR: *Main entrance door : Wooden Frame, Laminated Flush Door Shutter.*

INTERNAL DOOR :

Wooden Frame : Flush Door Shutter.

WINDOW :

Aluminum Glazed frame, Sliding fitted with transparent Glass.

ELECTRICAL :

Concealed Copper wiring with the best standard module switches and miniature circit breakers, TV socket connection in Living/Dining room.

EXTERIOR :

Latest water proof non fading exterior finish of the highest quality.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals, the day, month and year and First above written:-

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF :-

WITNESS:-

1. Krishna Singha
w/o Bidhan Singha
Dharampur, Chinsurah
Hooghly

Santi Singha,
Bidhan Singha

2. Raju Das,
Talaghat Laac
PO + Dist - Hooghly.

SIGNATURE OF THE OWNERS

TIRUPATI CONSTRUCTION

Sirig Kumar Das.

PARTNER

TIRUPATI CONSTRUCTION

Sirig Kumar Das.

PARTNER

SIGNATURE OF THE DEVELOPER

Drafted by me,

Ciclon Chandan Prasad

Reg. (Advocate)
WB/2063/95
District Judge's Court, Hooghly

Typed by me

Talab Kunder
Chinsurah Court

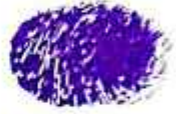
দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

বিক্রেতা/ক্রেতা/দাতা/গ্রহীতা

		বাঁ হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
 Santi Singh		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী		
		(২) তর্জনী	(২) তর্জনী		
Santi Singh, স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা		
		(৪) অনামিকা	(৪) অনামিকা		
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা		
		বাঁ হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
 Bidhan Singh		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী		
		(২) তর্জনী	(২) তর্জনী		
Bidhan Singh স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা		
		(৪) অনামিকা	(৪) অনামিকা		
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা		

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

বিক্রেতা/ ক্রেতা/দাতা/গ্রহীতা

	বাঁ হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
 <i>Suresh Kumar Das</i>		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তর্জনী	(২) তর্জনী	
TIRUPATI CONSTRUCTION <i>Suresh Kumar Das</i> PARTNER স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	
	বাঁ হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
 <i>Suma Das</i>		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তর্জনী	(২) তর্জনী	
TIRUPATI CONSTRUCTION <i>Suma Das</i> PARTNER স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260297949028

GRN Details

GRN:	192025260297949028	Payment Mode:	SBI Epay
GRN Date:	10/10/2025 11:47:23	Bank/Gateway:	SBlePay Payment Gateway
BRN :	8225550409327	BRN Date:	10/10/2025 11:47:24
Gateway Ref ID:	IGATJLXLV8	Method:	State Bank of India NB
GRIPS Payment ID:	101020252029794901	Payment Init. Date:	10/10/2025 11:47:23
Payment Status:	Successful	Payment Ref. No:	2002773768/3/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Shri SUJIT KUMAR DEY
Address:	DIGAMBAR BISWAS ROAD, DHARAMPUR, CHINSURAH, HOOGHLY.
Mobile:	9831446308
Period From (dd/mm/yyyy):	10/10/2025
Period To (dd/mm/yyyy):	10/10/2025
Payment Ref ID:	2002773768/3/2025
Dept Ref ID/DRN:	2002773768/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002773768/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	4910
2	2002773768/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	400
3	2002773768/3/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

IN WORDS: FIVE THOUSAND SIX HUNDRED TEN ONLY.

Total 5610

Major Information of the Deed

Deed No :	I-0603-12832/2025	Date of Registration	10/10/2025
Query No / Year	0603-2002773768/2025	Office where deed is registered	
Query Date	08/10/2025 4:26:14 PM	A.D.S.R. CHINSURA, District: Hooghly	
Applicant Name, Address & Other Details	Raju Das Chinsurah Court,Thana : Chinsurah, District : Hooghly, WEST BENGAL, PIN - 712101, Mobile No. : 9831446308, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 23,46,004/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,010/- (Article:48(g))	Rs. 400/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

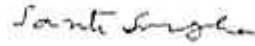
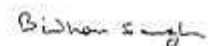
District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Mahishamardinitala, Mouza: Chinsurah, , Ward No: 17, Holding No:616/526 JI No: 20, , CHATAGOLI Pin Code : 712101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1023 (RS :-)	LR-18793	Viti	Viti	0.025 Acre	1/-	9,09,090/-	Property is on Road Adjacent to Metal Road,
L2	LR-1023 (RS :-)	LR-18794	Viti	Viti	0.024 Acre	1/-	8,72,726/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			4.9Dec	2 /-	17,81,816 /-	
		Grand Total :			4.9Dec	2 /-	17,81,816 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	885 Sq Ft.	1/-	5,64,188/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 885 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	885 sq ft	1 /-	5,64,188 /-	

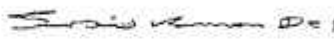
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt SANTI SINGHA (Presentant) Wife of Late BHARAT CHANDRA SINGHA Executed by: Self, Date of Execution: 10/10/2025 , Admitted by: Self, Date of Admission: 10/10/2025 ,Place : Office	Photo  10/10/2025	Finger Print  Captured LTI 10/10/2025	Signature  10/10/2025
17-1243, DIGAMBAR BISWAS ROAD, DHARAMPUR, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: CWxxxxxx9N, Aadhaar No: 64xxxxxxxx6894, Status :Individual, Executed by: Self, Date of Execution: 10/10/2025 , Admitted by: Self, Date of Admission: 10/10/2025 ,Place : Office				
2	Name Shri BIDHAN SINGHA Son of Late BHARAT CHANDRA SINGHA Executed by: Self, Date of Execution: 10/10/2025 , Admitted by: Self, Date of Admission: 10/10/2025 ,Place : Office	Photo  10/10/2025	Finger Print  Captured LTI 10/10/2025	Signature  10/10/2025
17-1243, DIGAMBAR BISWAS ROAD, DHARAMPUR, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: CTxxxxxx8L, Aadhaar No: 85xxxxxxxx0344, Status :Individual, Executed by: Self, Date of Execution: 10/10/2025 , Admitted by: Self, Date of Admission: 10/10/2025 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	TIRUPATI CONSTRUCTION DIGAMBAR BISWAS ROAD, DHARAMPUR NEAR INCOME TAX OFFICE, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 Date of Incorporation:XX-XX-2XX9 , PAN No.: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SUJIT KUMAR DEY Son of Shri SUKUMAR DEY Date of Execution - 10/10/2025, , Admitted by: Self, Date of Admission: 10/10/2025, Place of Admission of Execution: Office	Photo  Oct 10 2025 3:24PM	Finger Print  Captured LTI 10/10/2025	Signature  10/10/2025
DIGAMBAR BISWAS ROAD, DHARAMPUR, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AGxxxxxx5E, Aadhaar No: 43xxxxxxxx7243 Status : Representative, Representative of : TIRUPATI CONSTRUCTION (as PARTNERS)				
2	Name Smt SUSAMA DEY Wife of Shri SUJIT KUMAR DEY Date of Execution - 10/10/2025, , Admitted by: Self, Date of Admission: 10/10/2025, Place of Admission of Execution: Office	Photo  Oct 10 2025 3:24PM	Finger Print  Captured LTI 10/10/2025	Signature  10/10/2025
DIGAMBAR BISWAS ROAD, DHARAMPUR, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: APxxxxxx5L, Aadhaar No: 43xxxxxxxx4882 Status : Representative, Representative of : TIRUPATI CONSTRUCTION (as PARTNERS)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri RAJU DAS Son of Late HRISHIKESH DAS CHINSURAH COURT, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101	 10/10/2025	 Captured 10/10/2025	 10/10/2025
Identifier Of Smt SANTI SINGHA, Shri BIDHAN SINGHA, Shri SUJIT KUMAR DEY, Smt SUSAMA DEY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt SANTI SINGHA	TIRUPATI CONSTRUCTION-2.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri BIDHAN SINGHA	TIRUPATI CONSTRUCTION-2.4 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt SANTI SINGHA	TIRUPATI CONSTRUCTION-442.50000000 Sq Ft
2	Shri BIDHAN SINGHA	TIRUPATI CONSTRUCTION-442.50000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Mahishamardinitala, Mouza: Chinsurah, , Ward No: 17, Holding No:616/526 JI No: 20, , CHATAGOLI Pin Code : 712101

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 1023, LR Khatian No:- 18793	Owner:শ্রী সিংহ, Gurdian:ভরত চন্দ্র সিংহ, Address:নিজ , Classification:ভিটি, Area:0.02500000 Acre,	Smt SANTI SINGHA
L2	LR Plot No:- 1023, LR Khatian No:- 18794	Owner:বিধান সিংহ, Gurdian:ভরত চন্দ্র সিংহ, Address:নিজ , Classification:ভিটি, Area:0.02400000 Acre,	Shri BIDHAN SINGHA

On 10-10-2025

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 12:14 hrs on 10-10-2025, at the Office of the A.D.S.R. CHINSURA by Smt SANTI SINGHA , 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 23,46,004/-

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

Execution is admitted on 10/10/2025 by 1. Smt SANTI SINGHA, Wife of Late BHARAT CHANDRA SINGHA, 17-1243, DIGAMBAR BISWAS ROAD, DHARAMPUR, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by Profession House wife, 2. Shri BIDHAN SINGHA, Son of Late BHARAT CHANDRA SINGHA, 17-1243, DIGAMBAR BISWAS ROAD, DHARAMPUR, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by Profession Service

Indetified by Shri RAJU DAS, , , Son of Late HRISHIKESH DAS, CHINSURAH COURT, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 10-10-2025 by Shri SUJIT KUMAR DEY, PARTNERS, TIRUPATI CONSTRUCTION (Partnership Firm), DIGAMBAR BISWAS ROAD, DHARAMPUR NEAR INCOME TAX OFFICE, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101

Indetified by Shri RAJU DAS, , , Son of Late HRISHIKESH DAS, CHINSURAH COURT, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

Execution is admitted on 10-10-2025 by Smt SUSAMA DEY, PARTNERS, TIRUPATI CONSTRUCTION (Partnership Firm), DIGAMBAR BISWAS ROAD, DHARAMPUR NEAR INCOME TAX OFFICE, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101

Indetified by Shri RAJU DAS, , , Son of Late HRISHIKESH DAS, CHINSURAH COURT, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 400.00/- (E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/10/2025 11:47AM with Govt. Ref. No: 192025260297949028 on 10-10-2025, Amount Rs: 400/-, Bank: SBI EPay (SBlePay), Ref. No. 8225550409327 on 10-10-2025, Head of Account 0030-03-104-001-16

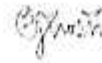
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 4,910/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 352, Amount: Rs.100.00/-, Date of Purchase: 03/10/2025, Vendor name: A K Ganguly

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/10/2025 11:47AM with Govt. Ref. No: 192025260297949028 on 10-10-2025, Amount Rs: 4,910/-, Bank:
SBI EPay (SBlePay), Ref. No. 8225550409327 on 10-10-2025, Head of Account 0030-02-103-003-02



Samit Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0603-2025, Page from 246150 to 246173
being No 060312832 for the year 2025.



Samit Ghosh

Digitally signed by SAMIT GHOSH
Date: 2025.10.17 12:22:05 +05:30
Reason: Digital Signing of Deed.

(Samit Ghosh) 17/10/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
West Bengal.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 942780

Q-8002757398/2025

3.40 pm
10/10/25

Signature Sheet and
endorsement Sheet are
the Part & Parcel of the
Document

Addl. District Sub-Registrar
Chinsurah, Dt.-Hooghly

10 OCT 2025

DEVELOPMENT POWER OF ATTORNEY

*KNOWN ALL MEN BY THESE PRESENTS that We, 1. SMT. SANTI SINGHA, W/O Late Bharat Chandra Singha, PAN – CWJPS0869N, by religion- Hindu, by profession- House Wife, 2. SRI BIDHAN SINGHA, S/O- Late Bharat Chandra Singha, PAN- CTUPS5778L, by religion- Hindu, by profession- Service, all residing at 17-1243, Digambar Biswas Road, Dharampur, P.O. & P.S.-Chinsurah, Dist- Hooghly, Pin-712101, (which terms and expressions shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives, and assigns) hereinafter collectively referred to as "**OWNERS**" state as follows :-*

Contd....p/2

ক্রমিক নং 351 তারিখ 9/10/2025
মূল্য 100/-
ক্রেতার নাম Santi Singha Das
সাক্ষর Digantker Biswas Road
থানা Chinsurah
জেলা Hooghly
সাক্ষর [Signature]
লাইসেন্স প্রাপ্ত স্থাপন ভেণ্ডার হুচুড়া জজ কোর্ট
কানুপ বসার নাকুলী



[Signature]

Addl. District Sub-Registrar
Sadar, Hooghly

10 OCT 2025

WHEREAS the property under Dist. Hooghly, P.S.- Chinsurah, J.L. No. 20 R.S. Khatian no. 333, R.S. Dag No. 556 & 557, Corresponding to L.R. Dag no. 1023 total admeasuring 0.049 Acre Viti Land was originally belonged to the predecessors of the Owners namely Lakshan Chandra Singha, Bharat Chandra Singha and Gopal Chandra Singha.

AND WHEREAS the said Lakshan Chandra Singha, Bharat Chandra Singha and Gopal Chandra Singha purchased in 0.046 Acre in R.S. Dag no. 556 and 0.003 Acre in R.S. Dag no. 557 totalling to 0.049 Acre of Viti Land vide a registered Sale deed entried in Book no. 1, Volume no.99, pages 262 to 267, being no. 7731/1973 registered before the District Sub-Register Hooghly at Chinsurah on 24.09.1973.

AND WHEREAS thus said Lakshan Chandra Singha, Bharat Chandra Singha, Gopal Chandra Singha became the owner of the said property having 1/3rd share each therein. Later on the said Lakshan Chandra Singha, Bharat Chandra Singha, Gopal Chandra Singha executed a registered Mutual Partition Deed being no.4103, entried in Book no. 1, Volume no.72, from pages 49 to 63, in the year 1986 registered before the District Sub Registrar, Hooghly, executed on 14.05.1986. registered on 15.05.198. Wherein said Bharat Chandra Singha was allotted a demarcated "Gha" schedule property which portion was marked in 'Red' colour in the annexed Partition map of the said Partition Deed. The portion of Bharat Chandra Singha is detailed herein in the schedule 'A' Property of this Development Agreement. Said Bharat Chandra Singha after acquiring the A schedule property started to possess and enjoy the property without any interruption and hindrance. Being in possession of the A schedule property said Bharat Chandra Singha died intestate on 30.07.2020 leaving behind his wife Santi Singha and one son namely Bidhan Singha.

AND WHEREAS thereafter said Smt. Santi Singha and Bidhan Singha i.e. Owners herein mutated their names before the office of the B.L. & L.R.O against L.R Khatian nos. 18793 and 18794 and also mutated their names before the Hooghly-Chinsurah Municipality under New Holding no. 616/526 against their respective undivided share which is detailed in the A schedule property below and were paying

Govt. taxes and other rents. The owners are absolutely seized and possessed of and /or otherwise well and sufficiently entitled to the schedule – A property of land with old dilapidated structure situated and lying at P.S- Chinsurah, Dist- Hooghly, which land is more fully and particularly described in the schedule 'A' Property. The schedule 'A' property below is specifically is demarcated and possessed fully by the owners' predecessor since last 52 years.

AND WHEREAS the developer concern a Partnership firm under the name & style of **"TIRUPATI CONSTRUCTION"** situated at Digambar Biswas Road Dharampur near Income Tax Office, P.S. - Chinsurah, P.O. & District - Hooghly thereon is engaged in the business of developing and promoting and also sponsoring construction of building having its own financial resources to carry out any development scheme, including construction of building, taking up all the related responsibility of preparation and sanction of plan for construction of building and engage Engineers, Masons and Labourers and also put in resources for procure prospective Flat Owner for the Flats, Apartments and other spaces to be built as per the Plan to be sanctioned by the concerned authority.

AND WHEREAS it is not possible and convenient for me to look after manage, control/ and supervise the management of the schedule mentioned property and to develop the same hence.

AND WHEREAS a Development Agreement vide no. 12832/2025 has been executed and registered between **"TIRUPATI CONSTRUCTION"** a Partnership Firm, having its office at Digambar Biswas Road, Dharampur near Income Tax Office, P.O. & P.S. Chinsurah, District Hooghly, PIN -712101, PAN - AAPFT1617F, represented by its Partner namely (1) **SRI SUJIT KUMAR DEY**, PAN AGJPD4345E, son of Sri Sukumar Dey, by caste- Hindu, Indian Citizen, by profession- Business, (2) **SMT. SUSAMA DEY**, PAN- APUPD0345L, wife of Sri Sujit Kumar Dey, by caste- Hindu, Indian Citizen, by profession- Business, presently residing at Digambar Biswas Road, Dharampur, opposite Rammohan Vidyapith Primary School; P.O. & P.S. Chinsurah, District Hooghly, PIN - 712101 in respect of the property mentioned in the schedule below.

NOW KNOW we by these presents that we the said **1. SMT. SANTI SINGHA**, W/O Late Bharat Chandra Singha, PAN – CWJPS0869N, by religion- Hindu, by profession- House Wife, **2. SRI BIDHAN SINGHA**, S/O- Late Bharat Chandra Singha, PAN- CTUPS5778L, by religion- Hindu, by profession- Service, all residing at 17-1243, Digambar Biswas Road, Dharampur, P.O. & P.S.-Chinsurah, Dist- Hooghly, Pin-712101, do hereby nominate, constitute and appointed the developer namely **"TIRUPATI CONSTRUCTION"** a Partnership Firm, having its office at Digambar Biswas Road, Dharampur near Income Tax Office, P.O. & P.S. Chinsurah, District Hooghly, PIN -712101, PAN - AAPFT1617F, represented by its Partner namely (1) **SRI SUJIT KUMAR DEY**, PAN AGJPD4345E, son of Sri Sukumar Dey, by caste- Hindu, Indian Citizen, by profession- Business, (2) **SMT. SUSAMA DEY**, PAN- APUPD0345L, wife of Sri Sujit Kumar Dey, by caste- Hindu, Indian Citizen, by profession- Business, presently residing at Digambar Biswas Road, Dharampur, opposite Rammohan Vidyapith Primary School; P.O. & P.S. Chinsurah, District Hooghly, PIN - 712101 as my true and lawful attorney in my name and on my behalf for Development Construction of the multi-storied building over our property as mentioned below as schedule and to do the following acts and executes deeds **AND** matter on our behalf :-

- 
- a) To manage and look after and control the schedule mentioned property.
 - b) To appear for and represent me in all places for the purpose of development of schedule mentioned property and to sign all papers and documents, letters, receipts and writings whatsoever and to conclude all agreement, bargains and deals, to accept all estimates, tenders, quotations etc. to settle all disputes and differences in connection with, the said development works.
 - c) To prepare the revised building plan for proper development the property described in the schedule below and to submit the same to the Hooghly Chinsurah Municipality and other concerned authorities for obtaining approval the same and to submit proposals from time to time for the amendments and/or modifications of such building plans to the Municipality

and the other concerned authority for the purpose of obtaining approval to such amendments.

- d) To enter upon the said schedule property either alone or along with workman's and the supervisor for the purpose of commencing construction works on the said property and for the purpose of demolition of existing structure.
- e) To supervise the development works in respect of building on the said property and to carry on and/or to get carried out through contractors, sub-contractors and/or departmental and/or in such manner as may be determined by the said attorney, construction of the structures on the said property in accordance with the plans and specifications sanctioned by the Hooghly Chinsurah Municipality and other concerned authorities in accordance with all the applicable rules and regulations made by the Government of West Bengal, Hooghly Chinsurah Municipality and /or other concerned authorities in that behalf for the time being.
- f) To appoint from time to time Architects, R.C.C. Consultants contractors and other personnel and workmen for carrying out the development of the said property as also construction of buildings thereon and to pay their fees and charges.
- g) To make necessary applications to the W.B.S.E.D.C.L. and concerned authorities for obtaining electric power for the said property and the buildings constructed thereon.
- h) To apply for and obtaining water connection for the newly constructed building and/or occupation and completion certificate in respect of the said buildings or any part thereof from the Hooghly Chinsurah Municipality.
- i) To enter into ownership agreements and/or to execute the agreements for sale of flat/unit/units and covered area etc. on ownership basis that would be constructed on the said property on such terms and

conditions as the said attorney may in his absolute discretion think fit and proper and to receive the earnest money including the consideration money from the intending purchaser/ purchasers and to give the valid receipts to them.

- j) Save and except owner allocation to sell and dispose of in respect of the entire portion of all or any of the flat/unit/units and covered area etc. that may be constructed on the schedule mentioned plot of land on ownership basis and/or in any other manner that may be thought fit by the said attorney at the price or for the amount that the said attorney may think fit. To collect and receive money of and from the purchaser or purchasers of such flat or flats, covered area etc. the price of such flats, covered area etc. that may be payable by such aforesaid person or persons and for that purpose to make sign and execute and/or give proper and lawful discharge for the same.
- k) Save and except owner allocation to execute from time to time the deed of sale, conveyance or conveyances in respect of the said property and buildings, flats/unit/units covered area etc. to be constructed thereon or any part thereof in favour of such person or persons as the said attorney shall determine and to present the document or documents for registration and admit the execution of any such document or documents before the District Sub-Registrar at Hooghly and Additional District Sub-Registrar at Chinsurah and/or Additional Registrar of Assurances, Kolkata.
- l) To attend before any District Sub-Registrar Hooghly or Addl. District Sub-Registrar Chinsurah and/or execute and present for registration and admit execution by us of any agreement, deed/ conveyance transfer, assignment, deeds conveyances transfer, assignment assurance, release, indemnity or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed instruments and writings or any of them as fully and effectual in all respects as we ourselves could do.
- m) To ask, receive and recover from all the flats/unit/units, covered area etc. purchaser/s and other occupiers whatsoever all rents, charges, profits,

emoluments and sums of money now due or owing and payable or at any time hereafter to become due owing and payable in'-respect of the said plot in any manner whatsoever and also or non-payment thereof or any part thereof to enter upon and restrain and or take appropriate legal steps for the recovery thereof or, to eject such default-ing acquires and/or occupants.

- n) For us in our names to accept service of any writ of summons or other legal process and to appear in any court and before all courts, magistrates or Judicial or other officer whatsoever as by the said attorney shall deem advisable and to commence any action/ other proceedings in any court of law and to prosecute or discontinue or become non--suited as the said attorney shall think fit and also to appoint any solicitor and/or advocate or lawyer to prosecute or defend in the premises aforesaid.*
- o) To appear before the Settlement /B. L & L.R.0 office and Hooghly Chinsurah Municipality for the purpose of name mutation or any other matters and to sign and execute any applications, petitions and to pay the Gout. Revenue (Khajna) and Municipal Tax etc. p) To sign, verify and execute plaints written statement counter claims, appeals. Reviews, applications, affidavits, authorities and papers of even, description that might be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any court of law or equity whether of original« Appellate or Revisional Jurisdiction and to do all acts and appearances and applications in any such court or court aforesaid in any suits actions, appeals or proceedings brought or commenced and to defend answer or oppose the same and to execute decree as the said attorney shall be advised or think proper and also to appear before any Govt. offices and public or private office and to sign and execute any papers, applications thereon in respect of the schedule mentioned property.*

Generally to do and perform all acts, deeds, matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as I could in my persons do.

As per contract between the developer and Land owner this Development power of Attorney is related document to the Development Agreement hence after authority given by this Power of Attorney, this Power of Attorney Shall be irrevocable in any manner even upon death of any of the principal save and except by a decree/order from competent court or through mutual understanding between the parties.

AND we hereby agree to ratify and confirm whatsoever the said attorney shall do in. relation to the premises by virtue of these presents and we hereby declare that we shall not do anything inconsistent with the power of attorney and further we hereby declare that the powers and authorities hereby granted till the property as described in the schedule hereunder written is fully and properly developed in accordance with the statutory provisions and as per rules and regulations of the Hooghly Chinsurah Municipality and that the transfer and/or conveyance of the land with building are conveyed and/or transferred in favour of the intending purchaser or purchasers or transferees.

SCHEDULE

DESCRIPTION OF LAND

District-Hooghly, P.S.-Chinsurah, J.L. No. 20, Mouza- Chinsurah, Mohalla-Chatagoli, Ward No.17, Holding No. 616/526 under the Hooghly-Chinsurah Municipality in R.S Khatian No. 333, 3735, R.S. Dag No. 556, 557, L.R. Khatian No. 18793 (Shanti Singha), 18794 (Bidhan Singha), L.R Dag No. 1023 admeasuring 0.049 acre or 02 Katha 15 Chattak 30 Sq.ft. classified as Viti Land together with 885 sft.30 years old cemented flooring one storied building.

*JP
AN*

The Land Butted Bounded By :-

On the North : 20 feet wide Digambar Biswas Road, Mahismardinitala.

On the South : House of Basanta Khanra.

On the East : House of Dibyendu Ukil.

On the West : House of Gita Rani Ghosh.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the 10th day of October, 2025

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:-

WITNESS:-

1. Krishna Singha
w/o Bidhan Singha
Dharampur, Chinsurah
Hooghly

Santi Singha.
Bidhan Singha.

Signature of the Executants/Owners

2. Raju Das.
Talaghat lane
Port St - Hooghly.

TIRUPATI CONSTRUCTION
Sri Sri Kumar Das.
PARTNER

TIRUPATI CONSTRUCTION
Sri Sri Kumar Das.
PARTNER

Signature of the Attorney holder/Developer

Prepared and Drafted by me

Goutam Chandra Prasad
Advocate

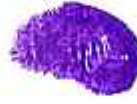
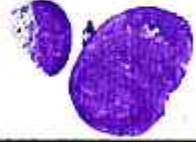
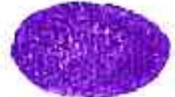
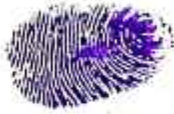
Regd. No. WB/2063/25
District Judges Court, Hooghly

Type by me

Tapas Kundu
Chinsurah Court

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

বিক্রেতা/ ক্রেতা/দাতা/গ্রহীতা

		বাঁ হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
 Santi Singha.			(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
			(২) তজ্জনী	(২) তজ্জনী	
Santi Singha			(৩) মধ্যমা	(৩) মধ্যমা	
			(৪) অনামিকা	(৪) অনামিকা	
			(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	
স্বাক্ষর					
		বাঁ হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
 Bisham Singha			(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
			(২) তজ্জনী	(২) তজ্জনী	
Bisham Singha.			(৩) মধ্যমা	(৩) মধ্যমা	
			(৪) অনামিকা	(৪) অনামিকা	
			(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	
স্বাক্ষর					

SPECIMEN FORM FOR TEN FINGERPRINTS

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

TIRUPATI CONSTRUCTION

Signature Suresh Kumar

PARTNER



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

TIRUPATI CONSTRUCTION

Signature Suman

PARTNER



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____

Major Information of the Deed

Deed No :	I-0603-12838/2025	Date of Registration	10/10/2025
Query No / Year	0603-8002797348/2025	Office where deed is registered	
Query Date	10/10/2025 3:31:42 PM	A.D.S.R. CHINSURA, District: Hooghly	
Applicant Name, Address & Other Details	Raju Das Chinsurah Court,Thana : Chinsurah, District : Hooghly, WEST BENGAL, PIN - 712101, Mobile No. : 9831446308, Status :Solicitor firm		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 3/-		Rs. 23,46,004/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 200/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 060312832/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

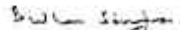
District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Mahishamardinitala, Mouza: Chinsurah, , Ward No: 17, Holding No:616/526, CHATAGOLI Pin Code : 712101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1023 (RS :-)	LR-18793	Viti	Viti	0.025 Acre	1/-	9,09,090/-	Property is on Road Adjacent to Metal Road,
L2	LR-1023 (RS :-)	LR-18794	Viti	Viti	0.024 Acre	1/-	8,72,726/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			4.9Dec	2 /-	17,81,816 /-	
	Grand Total :				4.9Dec	2 /-	17,81,816 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	885 Sq Ft.	1/-	5,64,188/-	Structure Type: Structure,Status of Completion : Completed
Gr. Floor, Area of floor : 885 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	885 sq ft	1 /-	5,64,188 /-	

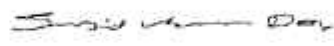
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt SANTI SINGHA (Presentant) Wife of Late BHARAT CHANDRA SINGHA Executed by: Self, Date of Execution: 10/10/2025 , Admitted by: Self, Date of Admission: 10/10/2025 ,Place : Office	 10/10/2025	 Captured LTI 10/10/2025	 10/10/2025
17-1243, DIGAMBAR BISWAS ROAD, DHARAMPUR, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: CWxxxxxx9N, Aadhaar No: 64xxxxxxxx6894, Status :Individual, Executed by: Self, Date of Execution: 10/10/2025 , Admitted by: Self, Date of Admission: 10/10/2025 ,Place : Office				
2	Shri BIDHAN SINGHA Son of Late BHARAT CHANDRA SINGHA Executed by: Self, Date of Execution: 10/10/2025 , Admitted by: Self, Date of Admission: 10/10/2025 ,Place : Office	 10/10/2025	 Captured LTI 10/10/2025	 10/10/2025
17-1243, DIGAMBAR BISWAS ROAD, DHARAMPUR, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: CTxxxxxx8L, Aadhaar No: 85xxxxxxxx0344, Status :Individual, Executed by: Self, Date of Execution: 10/10/2025 , Admitted by: Self, Date of Admission: 10/10/2025 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TIRUPATI CONSTRUCTION DIGAMBAR BISWAS ROAD, DHARAMPUR NEAR INCOME TAX OFFICE, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 Date of Incorporation:XX-XX-2XX9 , PAN No.: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SUJIT KUMAR DEY Son of Shri SUKUMAR DEY Date of Execution - 10/10/2025, , Admitted by: Self, Date of Admission: 10/10/2025, Place of Admission of Execution: Office	Photo  Oct 10 2025 3:51PM	Finger Print  Captured LTI 10/10/2025	Signature  10/10/2025
	DIGAMBAR BISWAS ROAD, DHARAMPUR, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: AGxxxxxx5E, Aadhaar No: 43xxxxxxxx7243 Status : Representative, Representative of : TIRUPATI CONSTRUCTION (as PARTNERS)			
2	Name Smt SUSAMA DEY Wife of Shri SUJIT KUMAR DEY Date of Execution - 10/10/2025, , Admitted by: Self, Date of Admission: 10/10/2025, Place of Admission of Execution: Office	Photo  Oct 10 2025 3:51PM	Finger Print  Captured LTI 10/10/2025	Signature  10/10/2025
	DIGAMBAR BISWAS ROAD, DHARAMPUR, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: APxxxxxx5L, Aadhaar No: 43xxxxxxxx4882 Status : Representative, Representative of : TIRUPATI CONSTRUCTION (as PARTNERS)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Raju Das Son of Late Hrishikesh Das Chinsurah Court, City:- Not Specified, P.O:- Chinsurah, P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712101	 10/10/2025	 Captured 10/10/2025	 10/10/2025
Identifier Of Smt SANTI SINGHA, Shri BIDHAN SINGHA, Shri SUJIT KUMAR DEY, Smt SUSAMA DEY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt SANTI SINGHA	TIRUPATI CONSTRUCTION-2.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri BIDHAN SINGHA	TIRUPATI CONSTRUCTION-2.4 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt SANTI SINGHA	TIRUPATI CONSTRUCTION-442.50000000 Sq Ft
2	Shri BIDHAN SINGHA	TIRUPATI CONSTRUCTION-442.50000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Mahishamardinitala, Mouza: Chinsurah, , Ward No: 17, Holding No:616/526, CHATAGOLI Pin Code : 712101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1023, LR Khatian No:- 18793	Owner:শ্রী সিংহ, Gurdian:ভরত চন্দ্র সিংহ, Address:মিঃ , Classification:ভিটি, Area:0.02500000 Acre,	Smt SANTI SINGHA
L2	LR Plot No:- 1023, LR Khatian No:- 18794	Owner:বিখাল সিংহ, Gurdian:ভরত চন্দ্র সিংহ, Address:মিঃ , Classification:ভিটি, Area:0.02400000 Acre,	Shri BIDHAN SINGHA

On 10-10-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 15:40 hrs on 10-10-2025, at the Office of the A.D.S.R. CHINSURA by Smt SANTI SINGHA , 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 23,46,004/-

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

Execution is admitted on 10/10/2025 by 1. Smt SANTI SINGHA, Wife of Late BHARAT CHANDRA SINGHA, 17-1243, DIGAMBAR BISWAS ROAD, DHARAMPUR, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by Profession House wife, 2. Shri BIDHAN SINGHA, Son of Late BHARAT CHANDRA SINGHA, 17-1243, DIGAMBAR BISWAS ROAD, DHARAMPUR, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by Profession Service

Indetified by Mr Raju Das, , Son of Late Hrishikesh Das, Chinsurah Court, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 10-10-2025 by Shri SUJIT KUMAR DEY, PARTNERS, TIRUPATI CONSTRUCTION, DIGAMBAR BISWAS ROAD, DHARAMPUR NEAR INCOME TAX OFFICE, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101

Indetified by Mr Raju Das, , Son of Late Hrishikesh Das, Chinsurah Court, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

Execution is admitted on 10-10-2025 by Smt SUSAMA DEY, PARTNERS, TIRUPATI CONSTRUCTION, DIGAMBAR BISWAS ROAD, DHARAMPUR NEAR INCOME TAX OFFICE, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101

Indetified by Mr Raju Das, , Son of Late Hrishikesh Das, Chinsurah Court, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

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 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 351, Amount: Rs.100.00/-, Date of Purchase: 09/10/2025, Vendor name: A K Ganguly



Samit Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. CHINSURA

Hooghly, West Bengal

of Registration under section 60 and Rule 69.
red in Book - I
me number 0603-2025, Page from 246206 to 246223
eing No 060312838 for the year 2025.



Samit Ghosh

Digitally signed by SAMIT GHOSH
Date: 2025.10.17 12:26:20 +05:30
Reason: Digital Signing of Deed.

(Samit Ghosh) 17/10/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
West Bengal.