

2443/26

I-2327/26



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 713703

12/02/26
Q - 395994/26

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


District Sub-Register-III
Alipore, South 24-parganas

12/2/26

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY

is made on this the ^{12th} day

of February, in the year Two Thousand Twenty Six (2026)

12 FEB 2024

No: 1284 Date: Rs 50.00
Name: S. Chatterjee (Adv)
Address: High Court
Vendor - Washim Court
Alipore Judges Court
Kolkata-700 027

Signature of Vendor



Identified by
Gouran Chatterjee
A di
son of Partha Chatterjee
High Court, Kd
700001

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 FEB 2026

TO ALL TO WHOM BY THESE PRESENTS THAT WE, SMT ANUPAMA SINGH wife Late Biswanath Singh, by faith - Hindu, by occupation- House wife , by Nationality - Indian, Pan no CSMPS8290N, mobile no9831149600. AND 2) SMT NAMITA SINGH wife of Sri Pramod Kumar Singh ,by faith - Hindu, by occupation- Business , by Nationality - Indian, Pan no CSMPS8289M mobile no9831149600. Both residing at 45, B.B Chatterjee Road ,Police Station & Post Office -Kasba ,Kolkata 700042 hereinafter called and referred to as the **PRINCIPALS**,
SEND GREETINGS.

WHEREAS one Benimadhav Singh , was the Sole and absolute owner of Danga and Bagan land measuring .94 Sataks at Dag no 1463, under Khatian no 205 and Danga land measuring .61 Sataks at Dag no. 1463/164 under khatian no .205 and 171 and land measuring .15 Sataks at Dag no.1467/1666, under khatian no. 207 and 169 and land measuring.16 Satak at Dag no 1461 under Khatian no .171, totaling to land measuring 2.00 Acres which is equivalent to 6 Bighas 1 Cottah ,under Mouza -Dhakuria,J.L no 18, R.S .no 5,Sub Registry Office at Alipore ,Police Station - Prreviously -Kasba now Garfa,District South 24 Parganas and presently come under the limits of the Municipal Ward no.092 of the Kolkata Municipal Corporation here in after called as **Mother Property**

AND WHERE AS the said Benimadhav Singh. a Hindu. governed by the Mitakshara School of Hindu law. during his use and enjoyment of his aforementioned Mother Property and his other properties, died intestate on 20th June 1941 surviving him his two sons namely Sri Bhubaneswar Singh and Sri Nageswar Singh and his many other legal heirs and / successors as per the Mitakshara School of Hindu law. Subsequently said Sri Bhubaneswar Singh ,Sri Nageswar Singh and his other legal successors partitioned the properties of said late Benimadhav Singh amongst themselves and due to that partition said Sri Bhubaneswar Singh and Sri Nageswar Singh the two sons of Late Benimadhav Singh became the co -owners of the said Mother property mentioned above and Sri Bhubaneswar Singh being the eldest member of the family



12 FEB 2026
12 FEB 2026
12 FEB 2026

was acted as karta or managing member.

AND WHEREAS Later said Sri Bhubaneswar Singh and Sri Sri Nageswar Singh by virtue of Kobala (Sale Deed) written in Bengali language) dated 29th January 1951 absolutely sold , and conveyed and transferred the said Mother Property to the Suburban Co -operative Colony Limited Society Limited ,registered under then prevailing provision of The Bengal Co -operative Societies Act .

AND WHEREAS the said Suburban Co -operative Colony Limited Society ,for the purpose of sale of the said Mother Property by dividing it into several small plots, then known as Naskar Para Road Colony Scheme and started selling the same by dividing it several small plots of different sizes .

AND WHEREAS there after one Sri Rabindra Chandra Adhikari a member of the Society ,Proposed to purchase one plot bearing no 19 of the said scheme plots and the society being agreed to sale the said plot no 19 to said Sri Rabindra Chandra Adhikari by virtue of a registered Kobala Sale Deed written in Bengali dated 4th October 1951 , registered at the office of the Joint Sub Registrar , Alipore in Book no I ,Volume no 121 ,pages 162 to 167 ,Being no 7437 for the year 1951, sold conveyed and transferred the scheme plot no 19 having land area of 3 cottah 1 chittak and 26.76 Square feet along with the shedded structure there on ,under Dag no . 1463 under khatian no .205. lying and situated under Mouza -Dhakuria, J.L no 18, R.S .no 5,Sub Registry Office at Alipore ,Police Station - Prreviously -Kasba now Garfa,District South 24 Parganas and presently come under the limits of the Municipal Ward no.092 of the Kolkata Municipal Corporation .

AND WHEREAS said Sri Rabindra Chandra Adhikari being the owner of the said Scheme plot no 19 made some development of the land of the plot and constructed one structure with tile shed measuring 300 square feet be



DISTRICT OF COLUMBIA
SOUTH
12 FEB 2026

the same little more or less and duly mutated his name in the records of the Kolkata Municipal Corporation after the due assessment the said plot of land has been known and numbered as K.M.C premises no 8/22 Naskar Para Lane Kolkata 700031, herein after called and referred to as Premises morefully described in the schedule here under written .

AND WHEREAS the said Sri Rabindra Chandra Adhikari being the sole and absolute owner of the said premises, during his use and enjoyment of the same, decided to sale convey and transfer the said premises to any intending purchaser or purchasers and knowing such intention of Rabindra Chandra Adhikari ,One Smt Sikha Mukhopadhyay , wife of Sri Arun Mukhopadhyay of 7/10,K.P Roy Lane,P.S –Kasba ,District 24 Parganas (South)hereinafter called erstwhile Owner ,with her intention to purchase the said Premises by her own money approached said Rabindra Chandra Adhikari and by Saf Bikroy Kobala Sale Deed written in Bengali dated 19th September, 1986 registered at the office of the District Registrar , Alipore ,South 24 Parganas in Book no I , ,Being no 16667 for the year 1986, Sri Rabindra Chandra Adhikari sold conveyed and transferred the scheme plot no 19, being K.M.C premises no 8/22 Naskar Para Lane Kolkata 700031, having land area of 3 cottah 1 chittak and 26.76 Square feet along with the shedded structure there on ,under Dag no . 1463 under khatian no .205. lying and situated under Mouza –Dhakuria, J.L no 18, R.S .no 5,Sub Registry Office at Alipore ,Police Station – Prreviously –Kasba now Garfa,District South 24 Parganas and presently come under the limits of the Municipal Ward no.092 of the Kolkata Municipal Corporation to Smt Sikha Mukhopadhyay.

AND WHEREAS Smt Sikha Mukhopadhyay during her use and enjoyment of the same, decided to sale convey and transfer the said Premises to any intending purchasers and Sri Rabindranath Chakraborty Sri Biswanath Chakraborty and Sri Shanti Chakraborty approached the erstwhile owner Smt Sikha Mukhopadhyay to purchase the said property and the erstwhile owner agreed to sale and accordingly by virtue of a by Saf Bikroy Kobala Sale Deed



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

12 FEB 2026

written in Bengali dated 23rd September, 1987 registered at the office of the District Sub Registrar , Alipore ,South 24 Parganas in Book no I ,Volume no 292 ,at 92 to 104 ,Being no 14387 for the year 1987,and Smt Sikha Mukhopadhyay,the erstwhile owner, sold conveyed and transferred the said Premises to the Owners/Vendors herein. In the above referred circumstances said Sri Rabindranath Chakraborty Sri Biswanath Chakraborty and Sri Shanti Chakraborty become the absolute joint owners of the said premises being , K.M.C premises no 8/22 Naskar Para Lane Kolkata 700031, having land area of 3 cottah 1 chittak and 26.76 Square feet along with the shed measuring 300 square feet be the same little more or less there on ,under Dag no . 1463 under khatian no .205. lying and situated under Mouza –Dhakuria, J.L no 18, R.S .no 5,Sub Registry Office at Alipore ,Police Station – Previously –Kasba now Garfa,District South 24 Parganas with in the limits of the Municipal Ward no.092 of the Kolkata Municipal Corporation duly mutated their names as joint owners of the same having Assessee no 210921601372.

AND WHEREAS during their use and enjoyment of the same, decided to sale convey and transfer the said premises to any intending purchaser or purchasers and knowing such intention Sri Biswanath Singh ,Smt Anupama Singh , Smt Namita Singh ,and Sri Pramod Kumar Singh approached the erstwhile owner approached the erstwhile owners to purchase the same and the said erstwhile owners namely Sri Rabindranath Chakraborty Sri Biswanath Chakraborty and Sri Shanti Chakraborty by virtue of Deed of Conveyance dated 5th February 2021 being Deed no 2042 for the year 2021 registered at District Sub Registrar III ,District 24 Parganas South sold conveyed and transferred the said Premises in favour of Sri Biswanath Singh ,Smt Anupama Singh , Smt Namita Singh ,and Sri Pramod Singh herein. In the above referred circumstances said Sri Biswanath Singh ,Smt Anupama Singh , Smt Namita Singh ,and Sri Pramod Kumar Singh become the absolute joint owners of the said premises being , K.M.C premises no 8/22 Naskar Para Lane Kolkata 700031, having land area of 3 cottah 1 chittak and 26.76 Square feet along with the tile shedded structure measuring 300 square feet be the same little more or less thereon, under Dag no . 1463 under khatian



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.S. ALIPORE

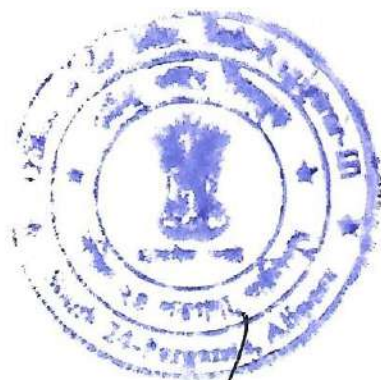
12 FEB 2026

no .205. lying and situated under Mouza –Dhakuria, J.L no 18, R.S .no 5,Sub Registry Office at Alipore ,Police Station – Previously –Kasba now Garfa,District South 24 Parganas with in the limits of the Municipal Ward no.092 of the Kolkata Municipal Corporation duly mutated their names as joint owners of the same having Assessee no 210921601372. The present owners here in are paying taxes of the said premises regularly .hereinafter for the sake of brevity referred to as the “**said Property**” more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written, free from all sorts of encumbrances, liens, charges, attachment etc

AND WHEREAS One the owner of the aforesaid property Biswanath Singh died intestate on 1st November 2022 leaving behind ,Smt Anupama Singh , and Sri Pramod Kumar Singh as his legal heirs and successors .who became the joint and absolute owners in respect of his 1/4 th undivided share of the aforesaid property of Biswanath Singh since deceased and mutated their names accordingly .

AND WHEREAS the legal heirs of Late Biswanath Singh namely Smt Anupama Singh , and Sri Pramod Kumar Singh and another owner Smt Namita Singh executed a boundary declaration dated 3rd January 2023 in favour of Kolkata Municipal Corporation being deed no 06 of 2023 registered at D.S.R V Alipore and mutated their names accordingly after mutation the premises was renumbered as K.M.C premises no 8/22/1 Naskar Para Lane Kolkata 700031 having same Assessee no 210921601372

AND WHEREAS in view of some healthy profit from the aforesaid landed property, the said Owner/Vendors herein, being the absolute Owner and occupier of the aforesaid property, have made up her mind to develop the said property being admeasuring about **ALL THAT** piece and parcel of land measuring an area of 3 cottah 1 chittak and 26.76 Square feet along with the shed measuring 300 square feet be the same little more or less of tile shed structure standing thereon .



DISTRICT COLLECTOR
SOUTH 24 PWD, ANKUR

12 FEB 2026

AND WHEREAS upon the aforesaid representation of the Owner and on subject to verification of title of the Owner, concerning the said property, One of the Owner namely Pramod Kumar Singh son of Late Biswanath Singh resident of 45, B.B Chatterjee Road ,Police Staion Kasba ,Kolkata 700042 agreed to develop the said property by constructing a new building at the said property in accordance with the

AND WHEREAS the owners intends to develop in the "First Schedule " property hereunder for the betterment and convenience .

AND WHEREAS the party of the First Part are the joint owners and have decided to develop his property through a competent Developer, who has enough credential in the arena of Development.

AND WHEREAS upon the aforesaid representation of the Owner and on subject to verification of title of the Owner, concerning the said property,One of the Owner namely Pramod Kumar Singh son of Late Biswanath Singh resident of 45, B.B Chatterjee Road ,Police Staion Kasba ,Kolkata 700042 agreed to develop the said property by constructing a STRAIGHT THREE storied new building at the said property hereinafter in terms of the registered "Development Agreement" in accordance with the sanctioned building plan sanctioned by Kolkata Municipal Corporation.

AND WHEREAS the Principal/Owner have entered into an Registered agreement dated , with **SRI PRAMOD KUMAR SINGH son of Late Biswanath Singh by Nationality - Indian, by occupation- Business Pan no AUJPS7268 mobile no9831149600 All resident of 45, B.B Chatterjee Road ,Police Station & Post Office -Kasba**



DIRECTOR OF CONSTRUCTION
SOUTH ZONE, ALPINE

12 FEB 2026

,Kolkata 700042 hereinafter to as the DEVELOPER, for developing the said premises with a right to construct a residential building as per building plan within the limit of Kolkata Municipal Corporation, through a Developer, the details of the same more particularly described in the Schedule written herein below with such terms and conditions as clearly written therein. The said registered agreement was registered in the office of the D.S.R- III at Alipore and it was recorded in its Book No.1, Being No. 2315, Pages From to , for the year 2026.

AND WHEREAS in pursuance of the aforesaid agreement entered into by and between us named therein as owners of the One Part and **SRI PRAMOD KUMAR SINGH son of Late Biswanath Singh by Nationality - Indian, by occupation- Business Pan no AUJPS7268 mobile no9831149600 All resident of 45, B.B Chatterjee Road ,Police Station & Post Office -Kasba ,Kolkata 700042** hereinafter to referred to as the DEVELOPER of the Other Part and in pursuance of understanding between the parties thereto it is necessary and also expedient for me to appoint an agent to look after all our affairs during our absence.

NOW KNOW BY THESE PRESENTS WE, SMT ANUPAMA SINGH wife Late Biswanath Singh, by faith - Hindu, by occupation- House wife , by Nationality - Indian, Pan no CSMPS8290N, mobile no9831149600. AND 2) SMT NAMITA SINGH wife of Sri Pramod Kumar Singh ,by faith - Hindu, by occupation- Business , by Nationality - Indian, Pan no CSMPS8289M mobile no9831149600. Both residing at 45, B.B Chatterjee Road ,Police Station & Post Office -Kasba ,Kolkata 700042 we do hereby nominate constitute and appoint SRI PRAMOD KUMAR SINGH son of Late Biswanath Singh by Nationality - Indian,



DEPUTY COMMISSIONER-III
SOUTH DIV. M. ALIPORE

12 FEB 2026

by occupation- Business Pan no AUJPS7268 mobile no9831149600 All resident of 45, B.B Chatterjee Road ,Police Station & Post Office -Kasba ,Kolkata 700042 as our true and lawful constituted ATTORNEY & AGENT for us, in our name and on our behalf of to do, execute, exercise and perform all or any of the following acts, deeds and things, that is to say :-

1. To affix sign board or install any hoarding on the said Schedule Plot of the Land in the name of the Attorneys as Developers.
2. To advertise in the newspapers for procuring buyers for selling building on behalf of the Principal.
3. To sign any application of Affidavits and affirm the same on behalf of the Principal herein which may be necessary for the construction of the said building or buildings' and to carry correspondence on behalf of the Principal herein with all concerned authorities and body/bodies including the Kolkata Municipal Corporation, Office of the B.L. & L.R.O., Government of West Bengal Police, fire Brigade, West Bengal State Electricity Board, C.E.S.C etc. in accordance. with the said construction and development of the said property under reference to make sign and submit application petition, letters and other writings to the appropriate authorities, local bodies' for all and any sanctions, licenses, permission and consents required for the proposed construction and development of the said premises.
4. To present and sign Deed of Conveyance, Agreement for Sale on behalf of the Principal herein in respect of the Developer's Allocated Flats and other covered spaces of the said proposed



DISTRICT REGISTRAR - III
SOUTH 24 PARGANAS, ALIPORE

12 FEB 2026

Building/s to be constructed by the same Attorney and to receive payments, from the intending Purchaser/s and grant receipt to them always subject to the terms, conditions, stipulations and undertakings contained in this Development Agreement save and except the Owner's Allocated portion.

5. To negotiate with the intending Buyer/Purchasers of the Flats and other covered spaces of the Developer's Allocation of the said proposed building, to be constructed by the Attorney on behalf of the Principal at the said property, save and except the Owner's Allocated portion.
6. To apply, sign, execute, issue and receive from the Kolkata Municipal Corporation and/or any other authority or authorities concerned for such or relevant applications, revised & modification of plan, maps, papers, writings, drawings, design, forms and/or any representation or representations, too as may be required in respect of the premises by the said Attorney at his discretion shall think fit and proper for and on behalf of me and in my names.
7. To deposit any fees, rates & taxes, charges or any other amount on behalf of me which may have to pay to Kolkata Municipal Corporation and/or any other authorities in respect of the said premises or at the Scheduled property mentioned herein below.
8. To manage, control and supervise the management and administration of the said property by whatsoever manner or way and if required appoint agent or agents, servant or servants on my behalf.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE

12 FEB 2026

9. To apply for electric, water, telephone, sewerage, drainage and any other connection of whatsoever in nature and for that purpose sign, issue and receive all papers and/or representation and/or relevant documents and/plans and/or drawings and/or designs and/or sketches and/or undertaking etc. of whatsoever manner or nature, which may be thought to be necessary by the said Attorney before the various department or departments of the Kolkata Municipal Corporation and/or proper authorities of various public and/or private and/or Government or Semi Government organization and/or autonomous body or bodies.
10. To appoint architect or architects, contractors, masons, labours, plumbers, engineers, painters, electricians, etc. for the purpose of execution of the construction of the proposed building on the said premises according to the sanctioned building plan and to terminate their service or services as and when required.
11. To sign and apply for and obtain necessary permissions and/or approvals and/or sanction and/or license from statutory authorities including the Fire Brigade and Authorized Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act and The West Bengal (Regulations of Promotion of Construction & Transfer by Promoters) Rules 1995 as well as appear and represent us before the necessary authorities including Land Acquisition Department, District Kolkata, P.W.D. Pollution Control, KMDA, KIT., CESE, the Kolkata Municipal Corporation and/or any other concerned Authority and concerned Police Stations, in connection with the sanction, modification and/or alteration of plans, construction and development in respect of the said property.



DISTRICT SUR REGISTRAR-III
SOUTH 24 PGS. ALIPORE

12 FEB 2026

12. To sign and submit all papers, documents, plans or any other necessary documents, for the purpose of modification, regularization and obtaining sanctioned building plan, undertaking and declarations as may be further required for construction of the proposed building as per plan sanctioned from the Kolkata Municipal Corporation.
13. To sign and receive registered or registered with A/D letter and/or articles and/or documents of whatsoever manner or nature in respect of the said premises and/or property written in the Schedule mentioned herein below and grant proper and valid receipt or receipts thereof.
14. To file and defend any or all suits, cases, appeals,, complaints and application of whatsoever manner or nature for and on behalf that is to institute and/or preferred against me and also to present and prosecute Writ Applications or Petitions in respect thereof in any manner in any Court of Law and also to appear, file and defend any case or cases whatsoever manner or nature before the Judicial Authority and Quasi-Judicial Authority in respect of the said premises particular of the same more particularly described in the Schedule written herein below.
15. For better and more effectually exercising the powers and authorities aforesaid to retain, appoint and employ Advocates, Pleaders, Solicitors to act, pled and conduct the case and to revoke such appointments.
16. In case of acquisition by State or Union Government of the said property our Attorney will have full power to file objection or written statement or petition and to apply for compensation before such competent authority.
17. To sign, declare, verify and/or affirm any plaint, written statement,



DISTRICT REGISTRAR, SOUTH 24 PARGANAS, ALIPORE
12 FEB 2026

petition, application, cross objection, claim, counter claim, consent petition, revisions, review, new trial or stay application of whatsoever nature, affidavit, vokalatnama, memorandum of appeal or any other document or court paper in any proceeding as the occasions shall require for and on my behalf as my said Attorney in his absolute discretion may think fit and proper.

18. To compromise all suits, appeals, cases. and/or any other legal proceedings in any Court of Law, tribunals, Authority of whatsoever manner and to sign and verify all application and vokalatnama for and on my behalf.
19. To appear and represent us before the Collector, Kolkata Municipal Corporation, the Income Tax Authorities and other authorities, GST, statutory bodies and Government Departments and/or its officers and also all other State Executives, Judicial or Quasi-Judicial, Municipal and other authorities for all matters concerned herewith and to produce deliver and/or explain title deeds, accounts, documents and papers as may be necessary and to pay taxes and other amounts and to deal with them in all manner.
20. To appear and represent us before all authorities including those under Kolkata Municipal Corporation for mutation, fixation and/or finalization of the annual valuation and taxes of the said property and for that sign, execute and submit necessary papers and documents and to do all acts, deeds and things as my said Attorney think fit and proper.
21. To make sign and verify all applications or objections to appropriate authorities for all license, permission or consent etc. required by law in



DISTRICT MILK PRODUCERS' CO-OP. SOCIETIES UNION-III
SOUTH 24 PARGANAS, ALIPORE

12 FEB 2026

connection with the management and development of the said property and also to execute, present and register any declaration or undertaking before Registrar and Sub-Registrar and/or any other statutory authority.

22. To apply for and obtain and renew all license, permits, etc. as may be necessary or required for purchasing cement, iron, steel, and other building materials for the purpose of carrying out construction and develop the said property as my said Attorney may deem fit and proper.
23. To negotiate for sale or to enter into agreement for sale, lease, construction agreement for creating charge, assignment or nomination over and/or any covered area or open areas or any part thereof or any flats and garage spaces and/or commercially sanctioned space if any in respect of the Developers' allocation morefully described in the aforesaid Development Agreement in the said proposed building to be constructed with the prospective buyers of the flats and garage spaces or commercially sanctioned space as my said Attorneys may deem fit proper.
24. To receive all or any money or monies as earnest or part consideration from the intending purchaser or purchasers of the Developer's allocation and to give proper, valid receipt and discharge thereof and also to accept the full and final payment from intending purchasers as my said Attorney may deem fit proper.
25. Upon such receipt as aforesaid In their names, on my behalf and as my act and deed, to sign, execute and register deeds, instruments and assurances, conveyance or conveyances as may be required for fully and effectually conveying the Developer's allocation in the said Development Agreement in favour of the purchaser or purchasers or his/her/their nominee or



DISTRICT ADDL. REGISTRAR - III
SOUTH, ALIPORE
12 FEB 2026

nominees and assignees, as the case may be.

26. To sign, execute and present any such conveyances or conveyances for registration, to admit, execution and on receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance or conveyances registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying and/or transferring the said Developer's allocated portion in the property as mentioned in the Schedule hereunder written to the Purchaser/ Purchasers as fully and effectually in all respects as I could do the same myself.
27. To receive any notice relation to my said Property from Kolkata Municipal Corporation or from the offices of the Government or Semi Government and other Department.
28. To accept, sign, enter into and acknowledge and perform all such deeds, instruments, contracts, agreements, acts and things as shall be required or deemed proper for or in relation to all or any of purposes, matters or subject herein specified.
29. For all or any of the purpose herein before stated, to appear and represent myself before all authorities having jurisdiction and to sign, execute and submit all papers and documents relating to my said property To enter into any Agreements for the proposed Flats and other covered space and to receive advance/earnest money / consideration money / security deposit / vide Account Payee Cheques in the name of the Developer in respect of the said spaces and the undivided proportionate impartible share in the land or any



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.S. ALIPORE

12 FEB 2026

portion thereof for selling spaces, conveying the proportionate right, title and interest of the Principal in the land and to handover the copies of the relevant Documents in regard to 'title of the Principal to such intending Purchaser/s in respect of Developer's Allocation, save and except the Owner's Allocated portion. To appear and represent the Principals before any notary, Registrar of Assurance, District Sub-Registrar - I, II, III, IV & V at Alipore, District 24 Parganas (South) for registration of Agreement for Sale or Deed of Conveyance only out of developer's allocation.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to my said property/properties which I could have lawfully done under my own hands and seals, if personally present.

AND I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said Attorneys jointly shall lawfully do or cause to be done in or about the premises aforesaid. Notwithstanding no express power in that behalf is herein provided.

BE IT NOTED that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money for Developer's Allocation by executing Agreement/Final Document for Transfer of Property as per provisions laid down in the said documents as a Developer without getting any ownership of any part of the property under Schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement/Final Document for Transfer of property nor a partnership between the Owner and the Developer in anyway. This clause



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE

12 FEB 2026

shall have overriding effect to anything written in these Documents in contrary to this clause.

SCHEDULE "A" AS REFERRED TO ABOVE

(LAND OF OWNER)

ALL THAT undivided undemarcated piece and parcel of Bastu land measuring an area of 138.08 Square meter (3.5 decimals) along with the shed measuring 200 square feet be the same little more or less there on out of total land of 207.12 Square meter (5.11 decimals) ,under Dag no . 1463 under khatian no .205. lying and situated under Mouza –Dhakuria, J.L no 18, R.S .no 5,Sub Registry Office at Alipore ,Police Station – Previously –Kasba now Garfa,District South 24 Parganas being K.M.C premises no 8/22/1 Naskar Para Lane Kolkata 700031with in the limits of the Municipal Ward no.092 of the Kolkata Municipal Corporation and Sub-registar. Sealdah , , Assessee no 210921601372in the District South 24 – Parganas, together with all sorts of easement rights over the adjacent common passage to the said property. It is butted and bounded in the following manner:

ON THE NORTH :	8/20 Naskar Para Lane;
ON THE SOUTH :	Partly by land under dag no 1463 and partly 7/3 Sahid Nagar Colony .
ON THE EAST :	8/19, Naskar Para Lane;
ON THE WEST :	16 feet wide KMC Road .



DISTRICT REGISTRAR - III
SOUTH ZONE, AHMEDABAD
12 FEB 2026

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

SIGNED, SEALED & DELIVERED

In the presence of

WITNESSES:-

1) Souren Chatterjee
8, East Point
Dallin, Kal-78

2) Biranchal Chatterjee
Alipur police court
Kd-27

Namita Nath
31/04/2012

OWNER/VENDOR

Ramesh Kumar Singh

DEVELOPER

Drafted by:

Souren Chatterjee
Advocate, High Court, Calcutta

WB/127/01



DISTRICT SUB-REGISTRAR-IN
SOUTH 24 PGS. ALIPORE

12 FEB 2026

SPECIMEN FORM FOR TEN FINGERPRINTS



Name
Sujata Devi

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



Name
Namita Singh

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



Name
Ramesh Kumar Singh

Signature

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



Name

Signature

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



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PARGANAS, ALIPORE

12 FEB 2026

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANUPAMA SINGH

MUNNI LAL SINGH

01/02/1960

Permanent Account Number

CSMPS8289M

अनुपमा सिंह

Signature



अनुपमा सिंह



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

12 FEB 2026

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NAMITA SINGH
LALAN SINGH
28/04/1984

Permanent Account Number

CSMPS8288L

Namita Singh
Signature



Namita Singh

Namita Singh



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 FEB 2026

Major Information of the Deed

Deed No :	I-1603-02327/2026	Date of Registration	12/02/2026
Query No / Year	1603-8000395994/2026	Office where deed is registered	
Query Date	12/02/2026 12:46:25 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SOURAV CHATTERJEE Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433033511, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3,50,000/-	Rs. 53,63,032/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 70/- (Article:48(g))	Rs. 632/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160302315/2026 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

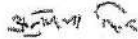
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naskar Para Lane, Road Zone : (Other than on P.A.S Connector -- Other than on P.A.S Connector) , , Premises No: 8/22/1, , Ward No: 092 Pin Code : 700031

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			Bastu		3.5 Dec	3,00,000/-	53,03,032/-	Width of Approach Road: 16 Ft. , Project Name :
Grand Total :					3.5Dec	3,00,000 /-	53,03,032 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	50,000/-	60,000/-	Structure Type: Structure,Status of Completion : Completed
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	50,000 /-	60,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Anupama Singh Wife of Late Biswanath Singh Executed by: Self, Date of Execution: 12/02/2026 , Admitted by: Self, Date of Admission: 12/02/2026 ,Place : Office	Photo  12/02/2026	Finger Print  Captured LTI 12/02/2026	Signature  12/02/2026
45, B. B. Chatterjee Road, City:- Kolkata, P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: CSxxxxxx9M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/02/2026 , Admitted by: Self, Date of Admission: 12/02/2026 ,Place : Office				
2	Name Smt Namita Singh Daughter of Mr Lalan Singh Executed by: Self, Date of Execution: 12/02/2026 , Admitted by: Self, Date of Admission: 12/02/2026 ,Place : Office	Photo  12/02/2026	Finger Print  Captured LTI 12/02/2026	Signature  12/02/2026
45, B. B. Chatterjee Road, City:- Kolkata, P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: CSxxxxxx8L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/02/2026 , Admitted by: Self, Date of Admission: 12/02/2026 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Pramod Kumar Singh (Presentant) Son of Late Biswanath Singh Executed by: Self, Date of Execution: 12/02/2026 , Admitted by: Self, Date of Admission: 12/02/2026 ,Place : Office	Photo  12/02/2026	Finger Print  Captured LTI 12/02/2026	Signature  12/02/2026
Son of Late Biswanath Singh 45, B. B. Chatterjee Road, City:- Kolkata, P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AUxxxxxx8M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/02/2026 , Admitted by: Self, Date of Admission: 12/02/2026 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOURAV Chatterji Son of Mr Partha Chatterji City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	12/02/2026	12/02/2026	12/02/2026
Identifier Of Smt Anupama Singh, Smt Namita Singh, Mr Pramod Kumar Singh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Anupama Singh	Mr Pramod Kumar Singh-1.75 Dec
2	Smt Namita Singh	Mr Pramod Kumar Singh-1.75 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Anupama Singh	Mr Pramod Kumar Singh-100.00000000 Sq Ft
2	Smt Namita Singh	Mr Pramod Kumar Singh-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160302327 / 2026

On 12-02-2026

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

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

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

Presented for registration at 12:58 hrs on 12-02-2026, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Pramod Kumar Singh ,Claimant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 53,63,032/-

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

Execution is admitted on 12/02/2026 by 1. Smt Anupama Singh, Wife of Late Biswanath Singh, 45, Road: B. B. Chatterjee Road, , P.O: Kasba, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 2. Smt Namita Singh, Daughter of Mr Lalan Singh, 45, Road: B. B. Chatterjee Road, , P.O: Kasba, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 3. Mr Pramod Kumar Singh, Son of Late Biswanath Singh, 45, Road: B. B. Chatterjee Road, , P.O: Kasba, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business

Indetified by Mr SOURAV Chatterji, , Son of Mr Partha Chatterji, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 632.00/- (E = Rs 600.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 632/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/02/2026 1:11PM with Govt. Ref. No: 192025260472390018 on 12-02-2026, Amount Rs: 632/-, Bank: SBI EPay (SBlePay), Ref. No. 3213392807825 on 12-02-2026, Head of Account 0030-03-104-001-16
Online on 12/02/2026 1:17PM with Govt. Ref. No: 192025260472413808 on 12-02-2026, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 9201833590127 on 12-02-2026, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by , by Stamp Rs 50.00/-, by online = Rs 20/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1284, Amount: Rs.50.00/-, Date of Purchase: 12/02/2026, Vendor name: W Gazi
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/02/2026 1:11PM with Govt. Ref. No: 192025260472390018 on 12-02-2026, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 3213392807825 on 12-02-2026, Head of Account
Online on 12/02/2026 1:17PM with Govt. Ref. No: 192025260472413808 on 12-02-2026, Amount Rs: 20/-, Bank: SBI EPay (SBlePay), Ref. No. 9201833590127 on 12-02-2026, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2026, Page from 76624 to 76650

being No 160302327 for the year 2026.



Dhar

Digitally signed by Debasish Dhar
Date: 2026.02.20 19:07:53 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 20/02/2026

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.