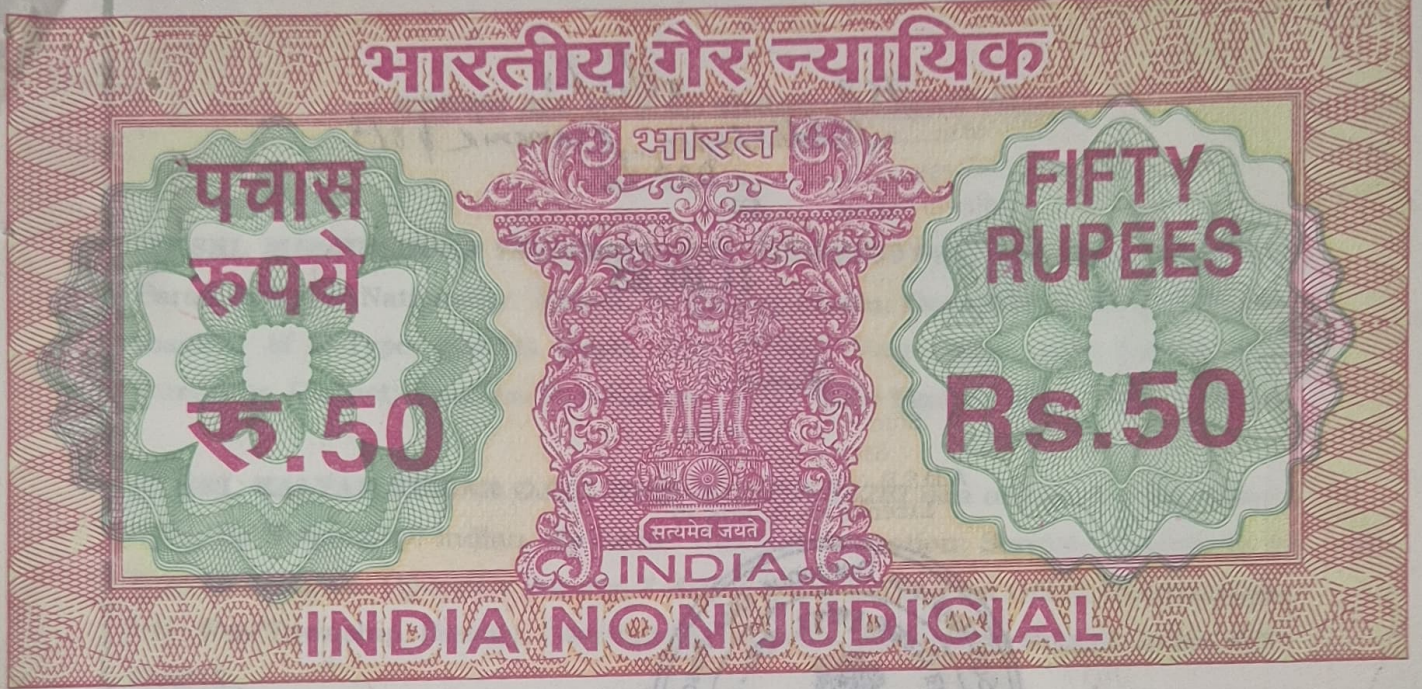


1188

D-1178/25



पश्चिम बंगाल WEST BENGAL

AM 855518

Certified that the Document
is Admitted to Registration the
Signature Sheet and the End-
orsements Attached with this
Documents are the Part of this
Document.

A.D.S.R. Durgapur
Paschim Bardhaman

07 FEB 2025

DEVELOPMENT POWER OF ATTORNEY

This Development Power of attorney is made at the
ADSR office at Durgapur on 07th day of February 2025.

KNOWN ALL MEN BY THESE PRESENT THAT

(1) **SRI. MADHUSUDAN PRAMANIK [PAN -BXMPP3674H]** Son of Late Panchkari Paramanik, By Nationality: Indian, By Caste: Hindu, Occupation: Retired person, resident of D-Type, Battala Basti, City Centre, Post Office: City Centre, P.S.-Durgapur, District:-Paschim Bardhaman, State- West Bengal, India, PIN - 713216,

(2) **SRI. KALYAN KUMAR OJHA [PAN -AAGPO6662E]** Son of Late Guruprasanna Ojha, By Nationality: Indian, By Caste: Hindu, Occupation: Service, resident of 15 Titas Housing Co. Operative Society, 7 Hellen Keller Sarni, Post Office: Bidhannagar, P.S.- New Township, District:-Paschim Bardhaman, State- West Bengal, India, PIN - 713212,

(3) **SRI. KUSHAL OJHA @ SRI. KUSHAL KUMAR OJHA [PAN -AAFPO4222R]** Son of Late Guruprasanna Ojha, By Nationality: Indian, By Caste: Hindu, Occupation: Service, resident of 15 Titas Housing Co. Operative Society, 7 Hellen Keller Sarni, Post Office: Bidhannagar, P.S.- New Township, District:-Paschim Bardhaman, State- West Bengal, India, PIN- 713212,

DO HEREBY NOMINATE, CONSTITUTE AND APPOINT STATED PARTNER(S) OF TIRUPATI DEVELOPERS [PAN- AASFT8515F] (a partnership firm) having its office at Holding No-22/9, Tetikhola, P.O- Arraha, P.S.-New Township, District-Paschim Bardhaman, PIN-713212, W.B. India, represented by its Partners (1) **MR. SHANTANU DAS [PAN- BJLPD1956K]** Son of Sri. Swapan Kumar Das, by faith Hindu, by occupation Business, by Nationality- Indian resident 45P, Christian Pally, P.O- Arrah, P.S.-New Township, District- Paschim Bardhaman, PIN-713212, W.B. India (2) **MR. MRITUNJOY RUIDAS [PAN- AKLPR1248L]** Son of Late Dayamay Ruidas, by faith Hindu, by occupation Business, by Nationality-Indian resident Holding No-22/9, Tetikhola, P.O- Arrah, P.S.-New Township, District- Paschim Bardhaman, PIN-713212, W.B. India as our true and law full attorney in our name and on our behalf to do following acts deeds and things in respect of our property mentioned below either singly or jointly as they deems fit or according to their choice.

WHEREAS the Schedule mentioned property is being L. R. recorded by the name of Landowner under L. R. Khatian No. **1187** (Madhusudan Pramanik), **1316** (Kalyan Kumar Ojha) & **1317** (Kushal Kumar Ojha). Now the Land owners are absolute owner of the said property with their own possession.

And Whereas we are owning possessing and seizing every right title and interest without any dispute or litigation and with having unfettered power and authority. Under under Mouza- Tetikhola, under the Jemua Gram Panchayat Dist – Paschim Bardhaman within the jurisdiction of the office of the Addl District Sub- Registrar, Durgapur hereinafter referred to as the 'Said Property'.

AND We the thus being the Owner in respect of the said property which are more fully described and mentioned in the schedule herein below, became desirous to get a multi storied building/buildings instructed over the said property through any financially sound and technically capable builder, and accordingly approached to the above named attorney to construct the proposed multi-storied building/ buildings over the said "Schedule" mentioned property and our attorney have agreed to construct building/ buildings on certain terms and conditions to which me and our attorney have agreed and to that effect one Development Agreement vide **Deed No-I-1699 Of 2023** at A.D.S.R. Office Durgapur has already been executed.

But however for the purpose of doing all necessary works, and appearing in different offices for obtaining permission and/or for smooth and convenient construction and/or for disposal of flats or buildings etc. it is absolutely expedient and necessary to execute this power of attorney in favour of our attorney to do inter-alia the following deeds, acts and things.

BY that We do hereby constitute, nominate and by force of this power of attorney all the attorney either singly or jointly as they deems fit and proper to do inter-alia the following deeds, acts and things in respect of my Schedule mentioned property,

1) To defend possession or manage and maintain the said premises in connection with its construction and all affairs ancillary or incidental thereto.

2) To appear, to represent before and act in all the Courts, Civil, Revenue or Original, whether original or appellate and also in the Registration Office and in any other office of Government, Jemua Gram Panchayat, Durgapur Municipal Corporation, Paschim Bardhaman Zilla Parishad, ADDA , B.L& L.R.O, P.W.D, A.D.M. Income Tax Office, Revenue Office, Office Of Aviation for high rise Bank or financial Institution or any other relevant office or offices or any other local authority in respect of the property which are more fully described in the Schedule herein below.

3) To take down and/or demolish any house or structure of whatsoever nature at the said premises and/or to construct, reconstruct, modify, execute and perform all the construction of New Building or Buildings thereon in accordance with the plan as would be sanctioned by the Durgapur Municipal Corporation.

4) To sign, submit, apply for and obtain Sanctioned building plan for construction of the New Building/Buildings at the said premises from the Durgapur Municipal Corporation and all other statutory authority or authorities and to receive and/or collect the said sanctioned building plan from the Durgapur Municipal corporation and authority of Aviation after due sanction and to apply for and obtain such certificate and/or permission and/or clearance including deposit of as made plan/Revised Plan, paying of penalty/fine, regularizing fee in respect of the said property.

5) To sign and verify complaints, written statements, petitions or claims and objection, Memorandum of Appeal and petitions and applications of all kinds and to file them in any such Court or Office relating to the Schedule, mentioned premises.

6) To appoint Advocate, Vakil, Pleader, Mukhtar, Revenue Agent or any other legal Practitioner in connection with any litigation or other legal affairs concerning the Schedule mentioned premises,

7) To file and receive back documents, to deposit and withdraw money and to grant receipt thereof, in connection with all affairs relating to the construction of Schedule mentioned premises,

8) To construct and/or to raise and sale the multi-storied building/buildings upon my said property as per sanctioned plan or if any amendment are to be obtained from the competent authority or other concerning authorities in respect of my property as fully described in Schedule hereunder and hereinafter called the "said property" after demolishing the Existing structure if any and entitled him to sell the said existing materials and/or use the same in the said construction work.

9) To deal with or dispose of the entire constructed area in the proposed multi-storied building/buildings or the complex to be constructed over the Schedule mentioned premises in any form i.e. Sale, Lease Out, Rental etc. and also to collect advance, salami etc. from the prospective purchaser or purchasers/Lessees/Tenants etc., save and except owners' allocation.

10) To enter into Agreement for sale, for lease, to let out on rental with the prospective buyer or buyers/Lessees/Tenants in respect of any space, or flat or flats parking/s up to balance area including super built up to be constructed upon the Land of the said Schedule mentioned properly and to receive advance and/or earnest money and/or the entire consideration money only in respect of developer's allocation.

11) To execute and sign all such Deeds, Writings and agreements as shall be required for the purpose of aforesaid sale, lease or rental for passing perfect title to the or in favour of intending purchaser/s, Lessees or Tenants.

12) To take, prosecute or defend all legal proceedings touching any of the matters aforesaid in which I hereafter be interested or concerned and also if thought fit to compromise, refer to arbitration for withdrawal as aforesaid or concerned and also if thought fit to compromise, refer to arbitration for withdrawal as aforesaid.

13) To state, settle, adjust compound, submit to arbitration and compromise, all suits or other proceedings, accounts claims and demands whatsoever which now are or hereafter or shall be pending between myself and any person or shall be pending between myself and any person or persons in such matter in all respect as the said attorneys shall thing fit during the period of Development Agreement vide No- **Deed No-I- 1699 Of 2023** at A.D.S.R. Office Durgapur.

14) To invest money for erecting the proposed multi-storied building or buildings or complex out of his own fund or funds derived out of premium, salami, advance and/or earnest money and/or consideration money from the prospective buyer or to mortgage in any financial institution, Bank, or any private persons etc. Or to take loan from any financial institution, Bank, or any private persons etc. Keeping the Owners s' share free.

15) To apply for the inspection of and to inspect the judicial records.

16) To apply, to courts and offices for copies of the documents and papers as would be required by our said Attorney.

17) To appoint agents, Darwans, peons, contractors and other servants necessary for any of the purpose aforesaid at such remuneration, commission or salary as the said attorney may think proper and from time to time to dismiss or discharge such agents etc. and to appoint or employ other in their places.

18) To accept service or any summons, notice or write issued by and court or officer against me relating to the said property during the validity of Agreement.

19) To submit plan before the competent authority to sign on the said plan, to withdraw the same, to rectify or modify the same and also be entitled to receive back the sanctioned plan on my behalf.

20) To negotiate on terms for and to sell all flat or flats or units or residence in respect of entire constructed area save and except the reserved area as stated here in above being Owners as mentioned in the agreement dated of the disposed multi-storeyed building/buildings over the Schedule mentioned properties to purchaser or purchasers at such price the said Attorney shall think fit and proper.

21) To agree upon and to enter into any agreement for sale or sales and/or cancel and/or repudiate the same.

In Absence of

22) To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money and to give good valid receipt and discharge for the same with regards to the sell and/or disposal of such flats, units etc, in respect of the total construction in the proposed multi-storeyed building regarding developers allocation.

23) Upon such receipt as aforesaid to sign execute and deliver any conveyance or conveyances of the said property in favour of said purchaser or purchasers of his/her/their nominee or nominees, or assigns or assignees on our behalf and also to get the said Deed of Conveyance Registered before the District Sub-Registrar Paschim Bardhaman or Additional District Sub-Registrar at Durgapur at Paschim Bardhaman or before the Registrar of Assurance, Kolkata.

24) To sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully an effectually conveying the said property, to intending purchaser/purchasers.

25) To present any such conveyance and conversances for registration before the Additional District Sub-Registrar Durgapur, DSR Paschim Bardhaman and also before the Registrar of Assurance, Calcutta.

26) We further agree and admit that this power of attorney will remain in force till completion of this project and sale of flats and after that this power attorney will be automatically be revoked.

27) We further agree that all acts, deeds and things done by our said Attorney by virtue of this instrument shall be, for all purposes be construed as acts, deeds and things done by me and I agree to ratify and confirm all such acts, deeds and things whatsoever our said Attorney shall lawfully do, or cause to be done by virtue of the power given hereunder.

28) That by force of this power of attorney no title, interest or right of schedule below land will be transferred or accrue in favour of our attorney.

(DESCRIPTION OF LAND/PREMISES)

All that piece and parcel Bastu land measuring about **10.20** Decimal under Mouza Tetikhola, J. L. no. 111, R. S. Plot no. 45, Corresponding L. R. Plot no. 219, Khatian no. 1187, 1316 & 1317, L. R. Khatian no. 1187, 1316 & 1317, under the Jemua Gram Panchayat Area of Dist- Paschim Bardhaman.

Butted And Bounded as follows:

North : 12 Feet Wide Road,
South : House of Mithu Das,
East : 26 Feet Wide Road,
West : House of Bablu Bauri,

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of Executants and Developers are attested in additional pages in this and these will be treated as a part of this deed.

By Anwar Uddin

IN WITNESS WHEREOF the parties have executed these presents on the date,
month, year mentioned above.

WITNESS:

- 1) Subhadip Ruidon
Mrinungoy Ruidon
22/9, Tekikhela, Kaliganj
Durgapora-713212

2) *Somnath Chatterjee*
18/6/16

1) *Madhu Sudhan Mannaib*

2) *Royan m. Dhar,*

3) *Subul Gur Chandra*
Subul Kumar Gur

Signature of the executant(S)

1) *Shankar Das*

2) *Mrityu Ruidon*



Signature of attorney

Drafted prepared & typed by me
As per instruction of the parties :

Sk Abbas Uddin

Sk Abbas Uddin (Deed Writer)

Lic No. DPR 47

A.D.S.R Office Durgapur.

Right Hand ডান হাত  Left Hand বাম হাত					
	বৃদ্ধাঙ্গুলী Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
					



Shoham Das

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল

Color passport size photograph, finger print & attested by me

Shoham Das

Right Hand ডান হাত  Left Hand বাম হাত					
	বৃদ্ধাঙ্গুলী Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
					



Kunal Kumar Das

allance Kunal Kumar Das

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল

Color passport size photograph, finger print & attested by me

Kunal Kumar Das allance - Kunal Kumar Das

Right Hand ডান হাত  Left Hand বাম হাত					
	বৃদ্ধাঙ্গুলী Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
					



Madhu Sukkan Pramanick

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল

Color passport size photograph, finger print & attested by me

Madhu Sukkan Pramanick

Right Hand ডান হাত  Left Hand বাম হাত					
	বৃদ্ধাঙ্গুলী Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
					



Kalyan W. Dhar

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল

Color passport size photograph, finger print & attested by me

Kalyan W. Dhar

Right Hand ডান হাত					
Left Hand বাম হাত	বৃদ্ধাঙ্গুলী Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল

Color passport size photograph, finger print & attested by me

Mistyy Ri dos

Right Hand ডান হাত					
Left Hand বাম হাত	বৃদ্ধাঙ্গুলী Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল

Color passport size photograph, finger print & attested by me

Right Hand ডান হাত					
Left Hand বাম হাত	বৃদ্ধাঙ্গুলী Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল

Color passport size photograph, finger print & attested by me

Right Hand ডান হাত					
Left Hand বাম হাত	বৃদ্ধাঙ্গুলী Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল

Color passport size photograph, finger print & attested by me

DETAILS OF IDENTIFIER WITH PHOTO

ঃ শনাক্তকারীর সচিত্র বিবরণ ::

1. NAME (নাম) : Subhadip Ruidas
2. FATHER/HUSBAND/NAME : Maitimroy Ruidas
(পিতা/স্বামীর নাম)
3. OCCUPATION (পেশা) : other
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
- VILLAGE/TOWN (গ্রাম/শহর) : Teti Khda
- POST OFFICE (পোস্ট অফিস) : Dunfer
- POLICE STATION (থানা) : New Town
- DISTRICT (জেলা) : faachim Bandhen PIN (পিন) : 713212
- STATE (রাজ্য) : West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) : well wisher
6. AADHAR NO. : _____
- PAN : _____
- EPIC NO. : _____

আমি (শনাক্তকারী) _____

অত্র দলিলের (QUERY NO) _____ বিক্রেতা/দাতাগণকে শনাক্ত করিলাম।

I, Subhadip Ruidas as identifier identifying the
executants of the concerned deed (Query No.) 8000381919/2025

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Subhadip Ruidas.
IDENTIFIER SIGNATURE

শনাক্তকারীর স্বাক্ষর

তারিখ : 07/02/2025

Major Information of the Deed

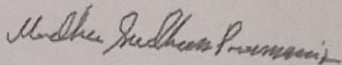
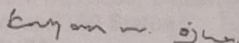
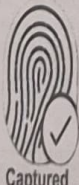
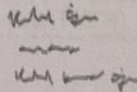
Deed No :	I-2306-01178/2025	Date of Registration	07/02/2025
Query No / Year	2306-8000381919/2025	Office where deed is registered	
Query Date	07/02/2025 3:09:35 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Sk Abbasuddin City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9434118643, Status : Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 35,19,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230601699/2023		

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-45	RS-1187	Bastu	Danga	4.95 Dec		17,07,750/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L2	RS-45	RS-1316	Bastu	Danga	2.625 Dec		9,05,625/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L3	RS-45	RS-1317	Bastu	Danga	2.625 Dec		9,05,625/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
		TOTAL :			10.2Dec	0 /-	35,19,000 /-	
		Grand Total :			10.2Dec	0 /-	35,19,000 /-	

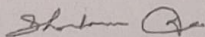
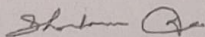
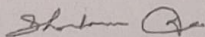
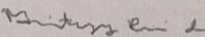
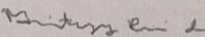
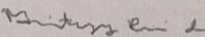
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr MADHUSUDAN PRAMANIK (Presentant) Son of Mr PANCHKARI PRAMANIK Executed by: Self, Date of Execution: 07/02/2025 , Admitted by: Self, Date of Admission: 07/02/2025 ,Place : Office	Photo  07/02/2025	Finger Print  Captured LTI 07/02/2025	Signature  07/02/2025
D-type, Battala Basti, City Centre, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: BXxxxxxx4H, Aadhaar No: 58xxxxxxxx4020, Status :Individual, Executed by: Self, Date of Execution: 07/02/2025 , Admitted by: Self, Date of Admission: 07/02/2025 ,Place : Office				
2	Name Mr KALYAN KUMAR OJHA Son of Late GURUPRASANNA OJHA Executed by: Self, Date of Execution: 07/02/2025 , Admitted by: Self, Date of Admission: 07/02/2025 ,Place : Office	Photo  07/02/2025	Finger Print  Captured LTI 07/02/2025	Signature  07/02/2025
B-16, Sastri Avenue, A.D.D.A. Colony, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: AAxxxxxx2E, Aadhaar No: 36xxxxxxxx5259, Status :Individual, Executed by: Self, Date of Execution: 07/02/2025 , Admitted by: Self, Date of Admission: 07/02/2025 ,Place : Office				
3	Name Mr KUSHAL OJHA, (Alias: Mr KUSHAL KUMAR OJHA) Son of Late GURUPRASANNA OJHA Executed by: Self, Date of Execution: 07/02/2025 , Admitted by: Self, Date of Admission: 07/02/2025 ,Place : Office	Photo  07/02/2025	Finger Print  Captured LTI 07/02/2025	Signature  07/02/2025
B-16, Sastri Avenue, A.D.D.A. Colony, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.: AAxxxxxx2R, Aadhaar No: 40xxxxxxxx8926, Status :Individual, Executed by: Self, Date of Execution: 07/02/2025 , Admitted by: Self, Date of Admission: 07/02/2025 ,Place : Office				

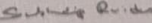
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TIRUPATI DEVELOPERS Holding No-22/9, Tetikhola, City:- Durgapur, P.O:- Arraha, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr SHANTANU DAS Son of Mr SWAPAN KUMAR DAS Date of Execution - 07/02/2025, , Admitted by: Self, Date of Admission: 07/02/2025, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Feb 7 2025 5:45PM</td><td>LTI 07/02/2025</td><td>07/02/2025</td><td></td></tr></table>	Name	Photo	Finger Print	Signature	Mr SHANTANU DAS Son of Mr SWAPAN KUMAR DAS Date of Execution - 07/02/2025, , Admitted by: Self, Date of Admission: 07/02/2025, Place of Admission of Execution: Office		 Captured		Feb 7 2025 5:45PM	LTI 07/02/2025	07/02/2025		45P, Christian Pally, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: BJxxxxxx6K, Aadhaar No: 39xxxxxxxx8150 Status : Representative, Representative of : TIRUPATI DEVELOPERS (as PARTNER)		
Name	Photo	Finger Print	Signature													
Mr SHANTANU DAS Son of Mr SWAPAN KUMAR DAS Date of Execution - 07/02/2025, , Admitted by: Self, Date of Admission: 07/02/2025, Place of Admission of Execution: Office		 Captured														
Feb 7 2025 5:45PM	LTI 07/02/2025	07/02/2025														
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr MRITUNJOY RUIDAS Son of Late DAYAMAY RUIDAS Date of Execution - 07/02/2025, , Admitted by: Self, Date of Admission: 07/02/2025, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Feb 7 2025 5:44PM</td><td>LTI 07/02/2025</td><td>07/02/2025</td><td></td></tr></table>	Name	Photo	Finger Print	Signature	Mr MRITUNJOY RUIDAS Son of Late DAYAMAY RUIDAS Date of Execution - 07/02/2025, , Admitted by: Self, Date of Admission: 07/02/2025, Place of Admission of Execution: Office		 Captured		Feb 7 2025 5:44PM	LTI 07/02/2025	07/02/2025		Holding No-22/9, Tetikhola, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: AKxxxxxx8L, Aadhaar No: 38xxxxxxxx7157 Status : Representative, Representative of : TIRUPATI DEVELOPERS (as PARTNER)		
Name	Photo	Finger Print	Signature													
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Feb 7 2025 5:44PM	LTI 07/02/2025	07/02/2025														

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHADIP RUIDAS Son of MRITYUNJOY RUIDAS TETIKHOLA, City:- Durgapur, P.O:- DURGAPUR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212		 Captured	
	07/02/2025	07/02/2025	07/02/2025.
Identifier Of Mr MADHUSUDAN PRAMANIK, Mr KALYAN KUMAR OJHA, Mr KUSHAL OJHA, Mr SHANTANU DAS, Mr MRITUNJOY RUIDAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr MADHUSUDAN PRAMANIK	TIRUPATI DEVELOPERS-4.95 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr KALYAN KUMAR OJHA	TIRUPATI DEVELOPERS-2.625 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr KUSHAL OJHA	TIRUPATI DEVELOPERS-2.625 Dec

Endorsement For Deed Number : I - 230601178 / 2025

On 07-02-2025

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 17:28 hrs on 07-02-2025, at the Office of the A.D.S.R. DURGAPUR by Mr MADHUSUDAN PRAMANIK , 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 35,19,000/-

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

Execution is admitted on 07/02/2025 by 1. Mr MADHUSUDAN PRAMANIK, Son of Mr PANCHKARI PRAMANIK, D-type, Battala Basti, City Centre, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession Retired Person, 2. Mr KALYAN KUMAR OJHA, Son of Late GURUPRASANNA OJHA, B-16, Sastri Avenue, A.D.D.A. Colony, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service, 3. Mr KUSHAL OJHA, Alias Mr KUSHAL KUMAR OJHA, Son of Late GURUPRASANNA OJHA, B-16, Sastri Avenue, A.D.D.A. Colony, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service

Indetified by Mr SUBHADIP RUIDAS, , , Son of MRITYUNJOY RUIDAS, TETIKHOLA, P.O: DURGAPUR, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

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

Execution is admitted on 07-02-2025 by Mr SHANTANU DAS, PARTNER, TIRUPATI DEVELOPERS, Holding No-22/9, Tetikhola, City:- Durgapur, P.O:- Arraha, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr SUBHADIP RUIDAS, , , Son of MRITYUNJOY RUIDAS, TETIKHOLA, P.O: DURGAPUR, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Execution is admitted on 07-02-2025 by Mr MRITUNJOY RUIDAS, PARTNER, TIRUPATI DEVELOPERS, Holding No-22/9, Tetikhola, City:- Durgapur, P.O:- Arraha, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr SUBHADIP RUIDAS, , , Son of MRITYUNJOY RUIDAS, TETIKHOLA, P.O: DURGAPUR, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

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

Description of Stamp
1. Stamp: Type: Impressed, Serial no 763, Amount: Rs.50.00/-, Date of Purchase: 06/02/2025, Vendor name: SOMNATH CHATTERJEE

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2025, Page from 22405 to 22423
being No 230601178 for the year 2025.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2025.02.10 19:30:08 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 10/02/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.