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I-5613/2025

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16/7/25 23058002048064/25
पश्चिम बंगाल WEST BENGAL

AT 727376

Certified that the Documents is
admitted to registration. The
endorsement sheets attached
with this document are the Part
at this document.

Addl. District Sub-Registrar
Asansol, Dist-Paschim Bardhaman

16 JUL 2025

Query No:- 23058002048064/2025

DEVELOPMENT POWER OF ATTORNEY AFTER CONSTRUCTION AGREEMENT

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE,

1. MS. SABITA HOMROY, (PAN No. AHKPH3754P, AADHAAR NO. 6032
1050 3037), D/o Late Asit Kumar Homroy, by faith Hindu, by Citizenship
Indian,

2. MS. DIPSHIKHA HOMROY, (PAN No. AFUPH8559N, AADHAAR NO. 9514 9606 8990), D/o Late Asit Kumar Homroy, by faith Hindu, by Citizenship Indian,

both are resident of 01 No. Mohishila Colony, Battala Bazar, P.S. Asansol(S), P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, W.B., hereinafter jointly and severally called and referred to as the **"FIRST PARTY / LANDOWNERS / PRINCIPAL/ EXECUTANTS"** (which expression shall unless excluded by or inconsistent with or repugnant to the context mean and include all their legal heirs, nominees, executors, administrators, representatives, successors and assigns) of the **ONE PART**.

AND WHEREAS State of West Bengal through their Refugee Relief & Rehabilitation department after considered the said approach of the aforesaid Sri Ashit Kumar Roy S/o Lt. Amrita Roy allotted homestead land measuring 04 (Four) cottah 04 (Four) chittak, bearing L.O.P. No. 579 (P), appertaining to C.S. Plot No. 260 (P) corresponding to R.S. Plot. No. 1549 (One thousand five hundred forty nine), within Mouza Asansol, J.L. No. 35, P.S. Asansol (South), Dist- Burdwan, accordingly on 06/06/1995, the Governor of the State of West Bengal through their Refugee Relief & Rehabilitation department has been executed a Deed of Indenture vide Deed No. **I-45 for the year 1995**, registered before the Addl. Dist. Registrar of Burdwan at Asansol office in favour of Sri Ashit Kumar Roy S/o Lt. Amrita Roy and he accept the same.

AND WHEREAS by virtue of said Regd. Instrument said Sri Ashit Kumar Roy S/o Lt. Amrita Roy became absolute owner in possession of the said land over which he raised and constructed a building upon the said land in accordance with a sanctioned building plan. While owning and possessing Sri Ashit Kumar Roy S/o Lt. Amrita Roy while owning and possessing died intestate leaving behind his wife Nihar Kana Home Roy, two sons namely Subrata Hom Roy and Debabrata Holme Roy and four daughters namely Nibedita Dhar, Sadhana Dutta, Dipsikha Hom Roy (Land Owners / Principal no. 2) and Sabita Hom Roy (Land Owners / Principal no. 1) as his only legal heirs and successors and they jointly inherited the property in equal undivided 1/7th share each under the provisions of Hindu Succession Act, 1956.

AND WHEREAS thus Nihar Kana Home Roy W/o Lt. Ashit Kumar Roy, Subrata Hom Roy S/o Lt. Ashit Kumar Roy, Debabrata Holme Roy S/o Lt. Ashit Kumar Roy, Nibedita Dhar W/o Ratan Ranjan Dhar D/o Lt. Ashit Kumar Roy, Sadhana Dutta W/o Pratush Dutta D/o Lt. Ashit Kumar Roy, along with Land Owners / Principal no. 1 and Land Owners / Principal no. 02 became absolute owner of schedule mentioned property and subsequently Nihar Kana Home Roy W/o Lt. Ashit Kumar Roy, Subrata Hom Roy S/o Lt. Ashit Kumar Roy, Debabrata Holme Roy S/o Lt. Ashit Kumar Roy, Nibedita Dhar W/o Ratan Ranjan Dhar D/o Lt. Ashit Kumar Roy, Sadhana Dutta W/o Pratush Dutta D/o Lt. Ashit Kumar Roy transferred their 5/7th share, in Mouza Asansol, J.L. No. 35, P.S. Asansol (South), Dist- Burdwan to Land

Owners / Principal no. 1 and Land Owners / Principal no. 02 by dint of **Regd. Deed of Gift being no. I-5341 for the year 2014** at ADSRO, Asansol out of love and affection.

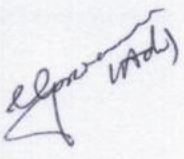
AND WHEREAS State of West Bengal through their Refugee Relief & Rehabilitation department after considered the said approach of the aforesaid Smt. Nihar Kana Home Roy W/o Lt. Ashit Kumar Roy allotted homestead land measuring 05 (Five) cottah, bearing L.O.P. No. 575, appertaining to C.S. Plot No. 260 (P), 262 (P) corresponding to R.S. Plot. No. 1547 (One thousand five hundred forty seven), within Mouza Asansol, J.L. No. 35, P.S. Asansol (South), Dist- Burdwan, accordingly on 22/08/01, the Governor of the State of West Bengal through their Refugee Relief & Rehabilitation department has been executed a Deed of Indenture vide Deed No. **I-17 for the year 2001**, registered before the Addl. Dist. Registrar of Burdwan at Asansol office in favour of Smt. Nihar Kana Home Roy W/o Lt. Ashit Kumar Roy and he accept the same. Later Smt. Nihar Kana Home Roy W/o Lt. Ashit Kumar Roy while owning and possessing transferred 05 (Five) cottah, bearing L.O.P. No. 575, appertaining to C.S. Plot No. 260 (P), 262 (P) corresponding to R.S. Plot. No. 1547 (One thousand five hundred forty seven), within Mouza Asansol, J.L. No. 35, P.S. Asansol (South), Dist- Burdwan to Land Owners / Principal no. 1 and Land Owners / Principal no. 02 by dint of **Regd. Deed of Gift being no. I-3460 for the year 2024** at ADSRO, Asansol out of love and affection.

AND WHEREAS State of West Bengal through their Refugee Relief & Rehabilitation department after considered the said approach of the aforesaid Smt. Sabita Hom Roy i.e. Land Owners / Principal no. 1 allotted homestead land measuring 01 (One) cottah 11 (Eleven) chittak, bearing L.O.P. No. 575 (P), appertaining to C.S. Plot No. 260 (P), 262 (P) corresponding to R.S. Plot. No. 1547 (One thousand five hundred forty seven), within Mouza Asansol, J.L. No. 35, P.S. Asansol (South), Dist- Burdwan, accordingly, the Governor of the State of West Bengal through their Refugee Relief & Rehabilitation department has been executed a Deed of Indenture vide Deed No. **I-50 for the year 2011**, registered before the Addl. Dist. Registrar of Burdwan at Asansol office in favour of Smt. Sabita Home Roy and he accept the same.

AND WHEREAS State of West Bengal through their Refugee Relief & Rehabilitation department after considered the said approach of the aforesaid Smt. Dipshikha Hom Roy i.e. Land Owners / Principal no. 2 was allotted homestead land measuring 02 (Two) cottah 09 (Nine) chittak, bearing L.O.P. No. 579 (P), appertaining to C.S. Plot No. 260 (P) corresponding to R.S. Plot. No. 1547 (One thousand five hundred forty seven), within Mouza Asansol, J.L. No. 35, P.S. Asansol (South), Dist- Burdwan, accordingly, the Governor of the State of West Bengal through their Refugee Relief & Rehabilitation department has been executed a Deed of Indenture vide Deed No. **I-225 for the year 1997**, registered before the

Addl. Dist. Registrar of Burdwan at Asansol office in favour of Smt. Dipshikha Hom Roy and she accept the same.

AND WHEREAS by virtue of said Regd. Instrument said Land Owners / Principal no. 1 and Land Owners / Principal no. 02 became absolute owner of schedule mentioned property and subsequently they recorded their name in the L.R. Record of Right under khatian no. 2477 & 2478 and obtained parcha in their name. Later they also converted the land into Commercial Bastu vide conversion case no. CN/2024/2305/316 and obtained conversion certificate dated 15/06/24. Be it mentioned that they also obtained ADDA NOC vide memo no. ADDA/ASN/DP/2023/1994 dated 10/08/23. Be it mentioned that they jointly also obtained Fire NOC issued by West Bengal Fire & Emergency Services dated 04/12/24. Subsequently they obtained sanctioned building plan from Asansol Municipal Corporation vide building Permit No. SWS-OBPAS/1101/20250173 dated 06/05/25.

 **AND WHEREAS** be it mentioned that Land Owners / Principal no. 1 & 2 are developing the said proposed building over land measuring 19.1 Decimal out of total 22 Decimal of land within Mouza Asansol, J.L.No. 35, appertaining to C.S. Plot No. 260(P), 262 (P), corresponding to R.S. Plot No 1547 & 1549 corresponding to **L.R Plot no. 1753 & 1755**, Govt. L.O.P. 575 & 579 (P).

AND WHEREAS all the Land Owners / Principal no. 1 & 2 are in peaceful and uninterrupted ownership and possession of a portion of land in

schedule "A" having indefeasible title thereto which is free from all encumbrances, charges and/or mortgages.

WHEREAS all the Land owners above named absolutely seized and possessed of or otherwise well and sufficiently entitled to the property fully mentioned in the schedule below and it is pertinent to mention here that acquisition & devolution of legal title and ownership over the lands of the First Party/Principal/Landowners and they intended to develop the schedule mentioned land into a **B+G+IV** multistoried building consisting of various residential units & garages in the manner recorded below and whereas the Developer namely "**CHANDI REAL ESTATE PRIVATE LTD.**", (**PAN NO. AAKCC4249G**), a Private Limited Company incorporated under Company Act 1956, having its Regd. Office at Near Sada Pukur, 2 No. Mohishila Colony, Asansol, P.S. Asansol(S), P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, W.B., represented by one of its Director namely **1. SRI BIMALENDU RAY (PAN: AHBPR1292F, AADHAAR NO. 3361 2705 9372)**, S/o Nitai Das Ray, by citizen: Indian, by religion: Hindu, by occupation: Business, resident of 2 No. Mohishila Colony, Near Sada Pukur, Asansol, P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, W.B., **2. SMT. SEULI RAY (PAN: AZJPR4780J, AADHAAR NO. 3346 3549 5446)**, W/o Bimalendu Ray, by citizen: Indian, by religion: Hindu, by occupation: Business, resident of 2 No. Mohishila Colony, Near Sada Pukur, Asansol, P.O Ushagram, P.S Asansol(S), District: -

Paschim Bardhaman, PIN: - 713303, W.B. herein is directly involved in the business of Real Estate Development having proper know how, manpower, finance & other resources. Relying on the representations of the Landowners, the Developer has decided to develop the said Property on the terms and conditions mentioned herein and thus the Land owners/ Principals and Developer jointly executed and Registered a **Development & Construction Agreement** being no. I-.....05600..... of the year 2025, dated 16/07/25..... duly registered at A.D.S.R. Office, Asansol. And subsequently the Land owners/ Principals have obtained **NOC from ADDA vide Memo no. ADDA/ASN/DP/2023/1994 dated 10/08/23** after payment of requisite development fees and shall also convert the land into '**COMMERCIAL BASTU**' vide conversion case no. **CN/2024/2305/316**. And be it mentioned that the Land owners/ Principals has already obtained NOC from West Bengal Fire & Emergency Services, Govt. of West Bengal vide **FSR/211862406300004616 dated 04/12/24** and lastly the Land owners/ Principals obtained sanctioned building plan from Asansol Municipal Corporation vide building Permit No. SWS-OBPAS/1101/20250173 dated 06/05/25 and shall construct (B+G+IV) storied building over the schedule mentioned property with the help of developer. And all the above requisite permission cost and expense shall be borne by the Developer.

Salika Hom Roy

Chowdhury (Asch)

AND WHEREAS the Land Owners / Principals for the purpose of doing the following acts, deeds, matters and things, have given the following powers to the attorney which are as follows:-

WHEREAS:

A. The Land Owners / Principals are the owners & possessors of the "**Said Property**" described in the Schedule below AND the Attorney /Developer is "**CHANDI REAL ESTATE PRIVATE LTD.**", (PAN NO. **AAKCC4249G**), a Private Limited Company incorporated under Company Act 1956, having its Regd. Office at Near Sada Pukur, 2 No. Mohishila Colony, Asansol, P.S. Asansol(S), P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, W.B., represented by one of its Director namely **1. SRI BIMALENDU RAY (PAN: AHBPR1292F, AADHAAR NO. 3361 2705 9372)**, S/o Nitai Das Ray, by citizen: Indian, by religion: Hindu, by occupation: Business, resident of 2 No. Mohishila Colony, Near Sada Pukur, Asansol, P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, W.B., **2. SMT. SEULI RAY (PAN: AZJPR4780J, AADHAAR NO. 3346 3549 5446)**, W/o Bimalendu Ray, by citizen: Indian, by religion: Hindu, by occupation: Business, resident of 2 No. Mohishila Colony, Near Sada Pukur, Asansol, P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, W.B. (Hereinafter called the "**Attorney / Developer**").

B. The Land Owner / Principal and the Developer have entered into a **Regd. Deed of Development & Construction Agreement** being no. I-.....05600..... of the year 2025, dated 16/07/25..... duly registered at A.D.S.R. Office, Asansol, (hereafter called the "**Development & Construction Agreement**"), to develop the Said Property (hereafter the "Project") under the terms and conditions as detailed therein.

C. In terms of the aforesaid Development Agreement and/or otherwise, the Land Owner / Principals is required and/or is desirous of appointing the Developer as his true and lawful Attorney for the purposes hereinafter mentioned.

NOW KNOW ALL BY THESE PRESENTS THAT we, the above named Land Owner aforesaid/ Principal, do hereby **nominate, constitute and/or appoint** "**CHANDI REAL ESTATE PRIVATE LTD.**", (PAN NO. **AAKCC4249G**), a Private Limited Company incorporated under Company Act 1956, having its Regd. Office at Near Sada Pukur, 2 No. Mohishila Colony, Asansol, P.S. Asansol(S), P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, W.B., represented by one of its Director namely **1. SRI BIMALENDU RAY (PAN: AHBPR1292F, AADHAAR NO. 3361 2705 9372)**, S/o Nitai Das Ray, by citizen: Indian, by religion: Hindu, by occupation: Business, resident of 2 No. Mohishila Colony, Near Sada Pukur, Asansol, P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, W.B., **2. SMT. SEULI RAY (PAN: AZJPR4780J, AADHAAR NO. 3346**

Signature
(Asansol)

3549 5446), W/o Bimalendu Ray, by citizen: Indian, by religion: Hindu, by occupation: Business, resident of 2 No. Mohishila Colony, Near Sada Pukur, Asansol, P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, W.B., (hereafter called the "**Attorney**"), to act as the true and lawful attorney of the Land Owner / Principal, for in the name of and/or on behalf of the Land Owner / Principal and the Attorney to do, exercise and perform all or any of the following acts, deeds and/or things relating to the Said Property, that is to say:"

1. To look after, preserve & erect on and over the Said schedule Property and to warn off, prohibit and if necessary, to proceed in due form of law against all or any of the trespassers at the Said Property or any part thereof and also against all defaulters in payment of rent or other considerations or those who have committed any breach of their covenants or obligations and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance.

2. To appoint and terminate the appointment of Architects, Engineers and/or Surveyors for surveying and doing soil testing and also for preparation of plans for construction of the said B+G+IV multi-storied building at the Said Property and also for any additions and/or alterations and/or modification thereto and to have such plans prepared and the soil of the Said Property tested.

3. To apply for and submit the plans for constructions of the Building/Complex to the Asansol Durgapur Development Authority (hereafter the "ADDA") and A.M.C, for sanctioning and have the same sanctioned and if so deemed fit and proper, to have the plans submitted and/or sanctioned and/or, as stated above, to have the same modify and/or altered by the ADDA and A.M.C or other competent authorities and in connection therewith to submit the title deeds and other papers and documents concerning the Said Property to the concerned authorities and take back the same.

4. To pay fees, obtain sanctions and such other orders and/or permissions from the necessary authorities as be necessary for such sanctioning, modification and/or alteration of the said plans.

5. To appear and represent us before all necessary authorities and/or Government Departments and/or their officers and also all other State Executives, Judicial or Quasi Judicial authorities, including without limitation the ADDA, A.M.C, Fire Brigade, Forest Authorities, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, and if necessary to apply for and obtain all permissions and/or approvals from them or any of them in connection with the sanctioning, modification and/or alteration of the said plans including boundary verifications.

Elgonu (Ad)

6. To execute any Gift Deed in favour of the ADDA and A.M.C if required for obtaining sanction of the said plan and admit such execution before the concerned registrar/s.

7. To receive refund of the excess amount or fee, if any, paid for any of the purposes stated herein or otherwise and to give valid and effectual receipts and discharges in respect thereof.

8. To build at the Said Property by constructing the Buildings or otherwise thereon and for that purpose to demolish the existing buildings and/or other structures thereat.

9. To apply for and obtain steel, cement, bricks and all other construction and/or building materials and/or construction equipments for the purpose of the Project and for such purpose to obtain all such permission as be necessary.

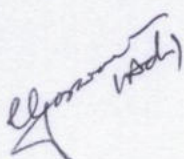
10. To apply for and obtain electricity, gas, telephone, water, drainage, sewerage, lifts, generators, cable or Dish TV connection and/or any other connections or utilities at the Said Property and/or the Building and to make alterations therein and to close down, surrender and/or have disconnected any of the connections or utilities as also such existing connections for obtaining such new connections.

Signature (Add)

11. To apply for and obtain permissions and licenses to install, run and operate lifts, generators and/or any other utilities at the Said Property and/or the Building(s)/ the Complex.

12. To apply for and obtain the necessary completion or occupation or other certificates from the ADDA & A.M.C and/or other concerned authorities in respect of construction and/or occupation of the Building/s.

13. To ask, demand, sue for, receive, recover, realize and collect rents, moneys, consideration, construction costs, mean profits, deposits, payments, compensation, interests, damages, electricity charges, municipal rates and taxes, service and/or maintenance charges and all other sum or sums which are or may become due, payable or recoverable from any person or persons or authority or authorities on any account whatsoever and to raise bills and give effectual receipts and discharges for the same.

 14. To enforce any covenant in any agreement, sale deeds, lease deeds, declarations and/or licenses or tenancy agreements or any other documents entered into by the Land Owner/Principal and if any right to re-enter arises in any manner under such covenants or under notice to vacate or quit, then to exercise such right amongst others.

15. To terminate any contract or agreement with any person or persons and to deal with the spaces and/or rights of such person or persons relating to the Project in such manner as the Attorney may deem fit and proper.

16. To prepare, sign, execute, submit, enter into, modify, cancel, confirm, alter, draw, approve and/or register and/or give consent and confirmation to all papers, documents, **Agreements for sale**, supplemental agreements for sale, construction contracts, consents, deeds, **Sale deeds, lease deeds**, tenancy agreements, cancellation deeds, surrenders, nominations, rectification deeds, declarations, prescribed forms, affidavits, applications, understandings, indemnities, plans and other documents as may in any way be required to be so done in connection with the said property before concerned registrar. That the Attorney shall be at liberty to mortgage his allocated flat before any Bank or Financial Institution and avail Loan by deposit of the original title deeds and for that the land owners /Principals shall never raise any objection.

17. To appear before any Notary Public, Registrar, Sub-Registrar, District Registrar, Registrar of Assurances, Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction in that behalf and to present for registration and to admit execution of and to acknowledge and register or have registered and perfected all deeds, instruments and/or writings signed or made by us or by any of our Attorney by virtue of the powers hereby conferred.

Be it mentioned here that our said constituted Attorney "**CHANDI REAL ESTATE PRIVATE LTD.**", (PAN NO. AAKCC4249G), a Private Limited Company incorporated under Company Act 1956 **1. SRI BIMALENDU RAY &**

2. SMT. SEULI RAY shall be entitled to execute necessary **Agreement for Sale, Sale Deed/s, Lease Deed/s, Mortgage Deed/s** or any such deed or deeds/documents for ourselves and the in respect of the specific the specific portion/share of my behalf proposed/constructed apartment as **Developer's Allocation** (except owner's allocation as specifically mentioned in the Schedule 'B' below) to any intending **Purchaser/purchasers**.

18. To Sell, lease out or otherwise transfer, deal with and dispose of the **Developer's Allocation** in the residential units, commercial spaces, car parking spaces, Garages, servants quarters, roof or other constructed areas or saleable spaces in the B+G+IV storied Building(s)/Complex namely **"CHANDI REAL ESTATE PRIVATE LTD.", (PAN NO. AAKCC4249G)**, a Private Limited Company incorporated under Company Act 1956 **1. SRI BIMALENDU RAY & 2. SMT. SEULI RAY**, in accordance with the said Development & Construction Agreement to the persons interested in purchasing or otherwise acquiring the same at such prices and on such terms and/or conditions as the Attorney may deem fit and proper and to receive and realize the consideration and other amounts payable there for by the intending buyers and grant receipts and discharges there for which shall fully exonerate the person or persons paying the same.

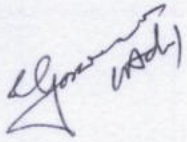
19. To exclusively sign, execute and have registered all deeds for selling, leasing or transferring by any other means all areas in the said

multi-storied Building(s)/Complex relating to Developer's Allocation and to admit such execution before the concerned registrar.

20. To handover the Owner's allocation as per terms of the said Development & Construction Agreement and issue proper allotment letters and possession letters.

21. To have the flats and other constructed areas and saleable spaces in the Building separately assessed and mutated in the names of the Land owners thereof in all public records and with all authorities including the ADDA and A.M.C.

22. To accept, receive, sign and acknowledge all notices and/or services of all papers or documents from all Courts, Tribunals, Postal Authorities and/or other authorities and/or persons and also all registered or insured letters, parcels and/or money orders.

 **23.** To commence, prosecute, enforce, defend, answer and/or oppose all suits, actions and/or other legal proceedings and/or demands, civil, criminal or revenue, concerning the Premises or any of the affairs of the Land Owner / Principals in connection therewith or any of the matters aforesaid in which the Land owners is now or may hereafter be interested or concerned and also if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any actions and/or proceedings as aforesaid.

24. To sign, declare, verify and/or affirm all Vakalatnamas, Plaints, Written Statements, Petitions, Consent Petitions, Warrants of Attorney, Memorandums of Appeal, Affidavits and all other documents or cause papers as the occasion shall require and/or as the Said Attorney may think fit and proper. For better and more effectually exercising all or any of the powers and authorities aforesaid, to retain, appoint and/or employ Advocates, Pleaders, Solicitors and to revoke such appointment.

25. To receive and/or pay and/or deposit all moneys including without limitation court fees, stamp and registration fees and to receive refunds thereof and grant valid receipts and discharges in respect thereof.

26. For all or any of the purposes herein-stated, to appear and represent the Land owners before all concerned authorities and officials, Central and State Government Departments, Income Tax Departments, Revenue Departments, Land Departments and/or its Officers and also all other state Executives, Judicial or Quasi Judicial, Municipal and other authorities and also all Courts and Tribunals, including without limitation Officials of Reserve Bank of India, Income Tax Officers, Commissioner of Income Tax and make commitments and/or give undertakings.

27. That this instant 'General Power Of Attorney After Development & Construction Agreement' is revocable & this Original copy of this instant Deed shall be in the custody of the Attorney/Developer for all times & if the

Principal / Landowner so wishes then they shall apply for a certified copy at his/her/it's/their own cost & expenses.

AND GENERALLY to do all such acts, deeds, matters and/or things concerning the authorities hereby granted in respect of the Said Property/buildings/complex and for better exercise of the authorities herein contained which the Land Owners / Principals could have done lawfully if personally present.

AND the Land Owners / Principals doth hereby ratify and confirm and agree to ratify and confirm all and whatsoever the Attorney and any of its substitutes shall do or caused to be done or shall lawfully do or caused to be done in or about the Said Property.

SCHEDULE-'A' OF THE PROPERTY ABOVE REFERRED TO OWNED BY
THE LAND OWNERS:-

In the District of Paschim Bardhaman, P.S. Asansol(S), Sub Division Asansol and Addl. Dist. Sub Registry Office Asansol, **Mouza Asansol, J.L.No. 35,** holding No. 19/20, under **Ward No. 19(Old) 86(New)** of Asansol Municipal Corporation, appertaining to C.S. Plot No. 260(P), 262 (P), corresponding to R.S. Plot No 1547 (One thousand five hundred forty seven) & 1549 (One

thousand five hundred forty nine) corresponding to **L.R Plot no. 1753 (One thousand seven hundred fifty three) & 1755 (One thousand seven hundred fifty five)** Govt. L.O.P. 575 (Five hundred seventy five) & 579 (P) (Five hundred seventy nine) all that total Bastu land measuring an area 22 (Twenty two) decimal out of which building is being constructed/developed over **19.10 (Nineteen point one) decimal** of land which shall be utilized for the purpose of building development and rest shall be in possession and ownership of land owner:

Name Of Parties	L.R. Plot No.	L.R. Khatian No.	Area of land (Decimal)
First Party No. 01	1753	2477	07
First Party No. 01	1755	2477	2.55
First Party No. 02	1753	2478	04
First Party No. 02	1755	2478	5.55

(Signature) situated at 01 No. Mohishila Colony, Asansol, District:- Paschim Bardhaman along with all easement rights attached thereto and it is butted and bounded by:-

On the North: - By Maya Bosh & others,

On the South: - By House of Mr. Dey & Rest portion of owners,

On the East :- By 28 ft. Wide Road,

On the West :- By House of Mr. Nath,

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the^{16th} Day of **July, 2025** before A.D.S.R. Asansol in free and fair state of mind and health.

WITNESSES:

Debobrata Hom Roy,
E-304, Pubali Estate
GMCH Road
Guwahati - 781005
P.S. Dispur.
P.O. Dispur

2. Anand Prasad Singh.
S/o. Jitendra Prasad Singh.
Asansol
Dist. Paschim Bardhaman.

Prepared by me as per
instructions of both the parties
and explained to them in
their mother tongue.

Chiranjit Goswami

(CHIRANJIT GOSWAMI)

Advocate,

Enrl. No. F-434/350/2003

Salita Hom Roy
Dipshikha Hom Roy

Signature of Executants

CHANDI REAL ESTATE PVT. LTD.

Bimalendu Roy
Director

CHANDI REAL ESTATE PVT. LTD.

Seuli Roy,
Director

Signature of Attorney

Salita Hom Roy
Dipshikha Hom Roy

Attested by the Executants

Thumb Littlefinger to forefinger

Left Hand

Thumb Forefinger to Littlefinger

Right Hand

Finger Print attested by me: Bimalendu Roy



Thumb Littlefinger to forefinger

Left Hand

Thumb Forefinger to Littlefinger

Right Hand

Finger Print attested by me: Seuli Roy.



Thumb Littlefinger to forefinger

Left Hand

Thumb Forefinger to Littlefinger

Right Hand

Finger Print attested by me: Salita Hom Roy



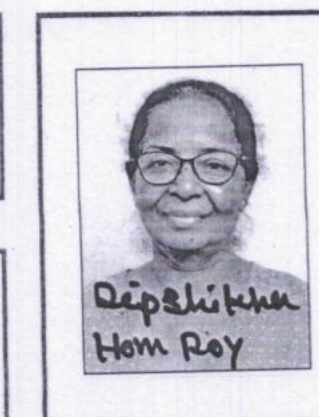
Thumb Littlefinger to forefinger

Left Hand

Thumb Forefinger to Littlefinger

Right Hand

Finger Print attested by me: Dipshikha Hom Roy



DETAILS OF IDENTIFIER WITH PHOTO

1. NAME : DEBOBRATA HOLME ROY
2. FATHER/HUSBAND NAME: LATE - ASHIT KUMAR HOM ROY
3. OCCUPATION : SERVICE
4. PERMANENT ADDRESS
- VILLAGE/TOWN : PUBALI ESTATE GMCH ROAD GUWAHATI
BLOCK - E FLAT NO - 304E
- POST OFFICE : DISPUR
- POLICE STATION : DISPUR
- PIN : 781005
- DISTRICT : KAMRUP, ASSAM
- STATE : GUWAHATI (ASSAM)
5. RELATIONSHIP WITH SELLER/BUYER: SISTER
6. AADHAR NO : 7719 8255 2955
- PAN : _____
- EPIC NO : _____

I, Debobrata Holme Roy as identifier identifying the executants of the concerned deed (Query No.) 23058002048064/2025

Finger Print



Debobrata Holme Roy

IDENTIFIER SIGNATURE



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



192025260162401748

GRN Details

GRN:	192025260162401748	Payment Mode:	SBI Epay
GRN Date:	16/07/2025 13:22:14	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0742904888823	BRN Date:	16/07/2025 13:22:27
Gateway Ref ID:	CHU0508851	Method:	State Bank of India NB
GRIPS Payment ID:	160720252016240173	Payment Init. Date:	16/07/2025 13:22:14
Payment Status:	Successful	Payment Ref. No:	8002048064/1/2025
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr CHIRANJIT GOSWAMI
Address:	ASANSOL
Mobile:	8250540426
Period From (dd/mm/yyyy):	16/07/2025
Period To (dd/mm/yyyy):	16/07/2025
Payment Ref ID:	8002048064/1/2025
Dept Ref ID/DRN:	8002048064/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8002048064/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				14

IN WORDS: FOURTEEN ONLY.


Payment Received
BSK, Asansol Sub Division

Major Information of the Deed

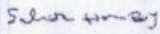
Deed No :	I-2305-05613/2025	Date of Registration	16/07/2025
Query No / Year	2305-8002048064/2025	Office where deed is registered	
Query Date	16/07/2025 1:09:46 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Chiranjit Goswami Asansol Court,Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 7001587007, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 4/-		Rs. 2,18,78,190/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 14/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 230505600/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, Pin Code : 713303

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-1753	LR-2478	Other Commercial Usage	Vastu	4 Dec	1/-	45,81,820/-	Width of Approach Road: 28 Ft., , Project Name :
L2	LR-1753	LR-2477	Other Commercial Usage	Vastu	7 Dec	1/-	80,18,185/-	Width of Approach Road: 28 Ft., , Adjacent to Metal Road, , Project Name :
L3	LR-1755	LR-2477	Other Commercial Usage	Vastu	2.55 Dec	1/-	29,20,910/-	Width of Approach Road: 28 Ft., , Adjacent to Metal Road, , Project Name :
L4	LR-1755	LR-2478	Other Commercial Usage	Danga	5.55 Dec	1/-	63,57,275/-	Width of Approach Road: 28 Ft., , Adjacent to Metal Road, , Project Name :
TOTAL :					19.1Dec	4 /-	218,78,190 /-	
Grand Total :					19.1Dec	4 /-	218,78,190 /-	

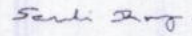
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	SABITA HOMROY Daughter of Late ASIT KUMAR HOMROY Executed by: Self, Date of Execution: 16/07/2025 , Admitted by: Self, Date of Admission: 16/07/2025 ,Place : Office	 16/07/2025	 Captured LTI 16/07/2025	 16/07/2025
1 NO MOHISHILA COLONY BATTALA BAZAR ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.: AHxxxxxx4P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/07/2025 , Admitted by: Self, Date of Admission: 16/07/2025 ,Place : Office				
2	DIPSHIKHA HOMROY (Presentant) Daughter of Late ASIT KUMAR HOMROY Executed by: Self, Date of Execution: 16/07/2025 , Admitted by: Self, Date of Admission: 16/07/2025 ,Place : Office	 16/07/2025	 Captured LTI 16/07/2025	 16/07/2025
1 NO MOHISHILA COLONY BATTALA BAZAR, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.: AFxxxxxx9N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/07/2025 , Admitted by: Self, Date of Admission: 16/07/2025 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	CHANDI REAL ESTATE PRIVATE LIMITED 2 NO MOHISHILA COLONY NEAR SADA PUKUR, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.: AAxxxxxx9G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BIMALENDU RAY Son of Late NITAI DAS RAY Date of Execution - 16/07/2025, , Admitted by: Self, Date of Admission: 16/07/2025, Place of Admission of Execution: Office	Photo  Jul 16 2025 2:26PM	Finger Print  Captured LTI 16/07/2025	Signature  16/07/2025
2 NO MOHISHILA COLONY NEAR SADA PUKUR ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx2F,Aadhaar No Not Provided Status : Representative, Representative of : CHANDI REAL ESTATE PRIVATE LIMITED (as DIRECTOR)				
2	Name Smt SEULI RAY Wife of Shri BIMALENDU RAY Date of Execution - 16/07/2025, , Admitted by: Self, Date of Admission: 16/07/2025, Place of Admission of Execution: Office	Photo  Jul 16 2025 2:27PM	Finger Print  Captured LTI 16/07/2025	Signature  16/07/2025
2 NO MOHISHILA COLONY NEAR SADA PUKUR ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx0J,Aadhaar No Not Provided Status : Representative, Representative of : CHANDI REAL ESTATE PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBOBRATA HOLME ROY Son of Late ASHIT KUMAR HOM ROY DISPUR, City:- , P.O:- DISPUR, P.S:- DISPUR, District:-Kamrup, Assam, India, PIN:- 781005	 16/07/2025	 Captured 16/07/2025	 16/07/2025
Identifier Of SABITA HOMROY, DIPSHIKHA HOMROY, Mr BIMALENDU RAY, Smt SEULI RAY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	DIPSHIKHA HOMROY	CHANDI REAL ESTATE PRIVATE LIMITED-4 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SABITA HOMROY	CHANDI REAL ESTATE PRIVATE LIMITED-7 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SABITA HOMROY	CHANDI REAL ESTATE PRIVATE LIMITED-2.55 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	DIPSHIKHA HOMROY	CHANDI REAL ESTATE PRIVATE LIMITED-5.55 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)), Mouza: Asansol, Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1753, LR Khatian No:- 2478	Owner:দীপশিখা হোম রায়, Gurdian:অসিত কুমার, Address:নিজ , Classification:বাগ, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1753, LR Khatian No:- 2477	Owner:সবিতা হোম রায়, Gurdian:অসিত কুমার, Address:নিজ , Classification:বাগ, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1755, LR Khatian No:- 2477	Owner:সবিতা হোম রায়, Gurdian:অসিত কুমার, Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1755, LR Khatian No:- 2478	Owner:দীপশিখা হোম রায়, Gurdian:অসিত কুমার, Address:নিজ , Classification:ডাঙ্গা, Area:0.07000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 230505613 / 2025

On 16-07-2025

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 14:18 hrs on 16-07-2025, at the Office of the A.D.S.R. ASANSOL by DIPSHIKHA HOMROY , 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 2,18,78,190/-

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

Execution is admitted on 16/07/2025 by 1. SABITA HOMROY, Daughter of Late ASIT KUMAR HOMROY, 1 NO MOHISHILA COLONY BATTALA BAZAR ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 2. DIPSHIKHA HOMROY, Daughter of Late ASIT KUMAR HOMROY, 1 NO MOHISHILA COLONY BATTALA BAZAR, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others

Indetified by Mr DEBOBRATA HOLME ROY, , , Son of Late ASHIT KUMAR HOM ROY, DISPUR, P.O: DISPUR, Thana: DISPUR, , Kamrup, ASSAM, India, PIN - 781005, by caste Hindu, by profession Service

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

Execution is admitted on 16-07-2025 by Mr BIMALENDU RAY, DIRECTOR, CHANDI REAL ESTATE PRIVATE LIMITED, 2 NO MOHISHILA COLONY NEAR SADA PUKUR, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr DEBOBRATA HOLME ROY, , , Son of Late ASHIT KUMAR HOM ROY, DISPUR, P.O: DISPUR, Thana: DISPUR, , Kamrup, ASSAM, India, PIN - 781005, by caste Hindu, by profession Service

Execution is admitted on 16-07-2025 by Smt SEULI RAY, DIRECTOR, CHANDI REAL ESTATE PRIVATE LIMITED, 2 NO MOHISHILA COLONY NEAR SADA PUKUR, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr DEBOBRATA HOLME ROY, , , Son of Late ASHIT KUMAR HOM ROY, DISPUR, P.O: DISPUR, Thana: DISPUR, , Kamrup, ASSAM, India, PIN - 781005, by caste Hindu, by profession Service

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 , by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/07/2025 1:22PM with Govt. Ref. No: 192025260162401748 on 16-07-2025, Amount Rs: 14/-, Bank: SBI
EPay (SBlePay), Ref. No. 0742904888823 on 16-07-2025, Head of Account 0030-03-104-001-16

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/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3487, Amount: Rs.100.00/-, Date of Purchase: 15/07/2025, Vendor name: P GHANTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/07/2025 1:22PM with Govt. Ref. No: 192025260162401748 on 16-07-2025, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 0742904888823 on 16-07-2025, Head of Account



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2025, Page from 144142 to 144173

being No 230505613 for the year 2025.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2025.07.21 15:44:09 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 21/07/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.