



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 219157

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

08 JAN 2026

DEVELOPMENT AGREEMENT

**This Development Agreement made on the day,
month and year as written below.**

Contd. Page-02

Sl. No. 511 Date 06/01/2026
Sold to Royal Associates
Address D.H. 12
Value of Stamp 500
Date of Purchase of the stamp paper
from Treasury 19 DEC 2025
Name of the Treasury from
Durgapur



Chatterjee

Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur 16
Licence No. -1/2016-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

08 JAN 2026

BETWEEN

[1] SURAJIT BANIK [Pan No-BBWPB9675C] son of Subhash Chandra Banik, by faith-Hindu, by nationality-Indian, by Occupation-Business residing at 111, Sukanta Pally, Mamra, P.O-Durgapur-713206, P.S-Newtownship, District-Paschim Bardhaman, West Bengal.

[2] SAMARPITA SAHA BANIK [Pan No-GOFPS2498H] wife of Litan Saha, by faith-Hindu, by nationality-Indian, by Occupation-Business residing at ward no-2 Sachin Kargupta Road, Hatthuba, Habra, Dist-24 Pargana (N) Pin-743263, West Bengal.

{ Hereinafter refereed to and called as "LANDOWNERS" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include **their** heirs, executors, representatives and assigns) of the ONE PART.

AND

ROYAL ASSOCIATES [Pan No-ABLFR9408F] (Partnership Firm), being a Partnership Firm, having its registered office at Ground Floor, ICHCHEMOYE APARTMENT, Tetikhola, P.O:-Durgapur, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 represented by one of its Partners **[1] SURAJIT BANIK [Pan No-BBWPB9675C]** son of Subhash Chandra Banik, by faith-Hindu, by nationality-Indian, by Occupation-Business residing at 111, Sukanta Pally, Mamra, P.O-Durgapur-713206, P.S-Newtownship, District-Paschim Bardhaman, West Bengal. **[2] SAMARPITA SAHA BANIK [Pan No-GOFPS2498H]** wife of Litan Saha, by faith-Hindu, by nationality-Indian, by Occupation-Business residing at ward no-2 Sachin Kargupta Road, Hatthuba, Habra, Dist-24 Pargana (N) Pin-743263, West Bengal. **[3] Mr Rabin Mukherjee [PAN No. ASBPM6044P, Aadhaar No: 4963 0272 3043]** Son of Mr Sasanka Sekhar Mukherjee By Caste: Hindu, Occupation: Business, Citizen of: India, residing at 2/31, Einstein Avenue, B-Zone, Durgapur., P.O:- Durgapur-05, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713205.

[4] **Mr Koushik Mukherjee** [PAN No. **AKTPM9868P** , Aadhaar No.: **9130 0952 4875**] Son of Mr Soroj Kumar Mukherjee, By Caste: Hindu, Occupation: Business, Citizen of: India, residing at 106, Sovapur Avenue, Durgapur Steel Town East, P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713205.

[5] **Mr Arindam Mondal** [PAN No. **BCGPM1675Q** , Aadhaar No.: **5751 4493 5796**] Son of Mr Sukumar Mondal, By Caste: Hindu, By Occupation: Business, Citizen of: India residing at Dhulai, Bankura., P.O:- Dhulai, P.S:- Bankura, District:-Bankura, West Bengal, India, PIN:- 722207.

[Hereinafter referred to and called as "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, legal representatives, administrators, executors and assigns) of the OTHER PART.

Whereas the schedule below landed property as in schedule originally belonged to Sekh Tayeb Molla and Aakkhel Molla and their names duly recorded as Praja under Govt of west Bengal , under LR Khatian No-436, 157 respectively and the same was prepared from the date of LR operation i.e from 1975 and from this day of mutation who own and possessed as a true and real owner .

And thereafter the said ROR holder Aakkhel Molla died leaving behind Aju Monoyara Bibi, Sekh Ajim Molla, Sekh Riyazuddin Molla, Sekh Amanul Jamal Molla, Sekh Golam Mortaza Molla & Mossammat Mamtaz Khatun @ Mamtaz Begum as his legal heirs and successors.

And thereafter Sekh Tayeb Molla, Aju Monoyara Bibi, Sekh Ajim Molla, Sekh Riyazuddin Molla, Sekh Amanul Jamal Molla, Sekh Golam Mortaza Molla & Mossammat Mamtaz Khatun @ Mamtaz Begum have transferred the schedule below land in favour of Rudro Banerjee by way of Regd deed of sale being no-8608 of 2011 duly registered before ADSR Durgapur and name of Rudro Banerjee duly recorded in the role of BL & LRO which being khatian no-LR-1942 and thereafter Rudro Banerjee transferred the schedule below land by way of Regd deed of sale being no- 12438 of 2023 duly registered before ADSR Durgapur in favour of the present LANDOWNERS and name of the present LANDOWNERS duly recorded in the role of BL & LRO which being khatian no-LR-4383,4387 and obtained conversion certificate vide case no-347/CONV/LM/SDL & LRO -DGP/2025 dated 17.03.2025 and 348/CONV/LM/SDL & LRO-DGP/2025 dated 17.03.2025 and from the date of purchase they are owning, possessing and seizing the schedule below land without any encumbrances.

AND WHEREAS the LANDOWNERS desires to develop the "First Schedule Property" by construction of multistoried building or as per sanction of Jemua Gram Panchayat up to maximum limit of floor as per sanction plan of the Jemua Gram Panchayat and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient time the LANDOWNERS could not be able to take any steps for the said development and as such the LANDOWNERS is searching a Developer for the said development works.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

I-DEFINITION

1. **LANDOWNERS/LANDLORDS:-** Shall mean [1] **SURAJIT BANIK [Pan No-BBWPB9675C]** son of Subhash Chandra Banik, by faith-Hindu, by nationality-Indian, by Occupation-Business residing at 111, Sukanta Pally, Mamra, P.O-Durgapur-713206, P.S-Newtownship, District-Paschim Bardhaman, West Bengal. [2] **SAMARPITA SAHA BANIK [Pan No-GOFPS2498H]** wife of Litan Saha, by faith-Hindu, by nationality-Indian, by Occupation-Business residing at ward no-2 Sachin Kargupta Road, Hatthuba, Habra, Dist-24 Pargana (N) Pin-743263, West Bengal .
2. **DEVELOPER:-** Shall mean **ROYAL ASSOCIATES [Pan No-ABLFR9408F] (Partnership Firm)** , being a Partnership Firm, having its registered office at Ground Floor, ICHCHEMOYE APARTMENT, Tetikhola, P.O:- Durgapur, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212.
3. **LAND:-** Shall mean **Land** as described in schedule below.
4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Developer herein in the Land mentioned in the FIRST SCHEDULE.
5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **Gram Panchayat :-** Shall mean the Jemua Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.

7. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemua Gram Panchayat & Paschim Bardhaman Zilla Parishad and shall also include variations/ modifications, alterations therein that may be made by the LANDOWNERS herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
8. **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
9. **PROJECT:** Shall mean the work of development undertake and to be done by the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/ Flat/ s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.
10. **Force Majeure:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockdown, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.
11. **PURCHASER/S** shall mean and include:
 - A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.

- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.
1. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.
 2. **Singular number:** Shall include the plural and vice-versa.

II- COMENCMENT:- This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned hereinabove at the commencement of this agreement.

III- EFFECTIVENESS: - This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government.

IV: - DURATION: - This agreement is made for a period of **48 months** which starts from the date of getting approved sanction plan of Jemua Gram Panchayat with a grace period of **6 month**.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Jemua Gram Panchayat & Paschim Bardhaman Zilla Parishad over and above the Land as described in First Schedule.

VI: - LANDOWNERS DUTY & LIABILITY:-

1. The LANDOWNERS will deliver the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.



2. That LANDOWNERS hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding ownership of the land is arises on that score the LANDOWNERS are answerable for the same and if any land related disputes are found in future that also shall be meet up by the LANDOWNERS at their own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the LANDOWNERS's Allocation.
3. That the LANDOWNERS shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the first Schedule property in the hands of the developer and also shall supply all the original land related documents and Uptodate Khazna Receipt .
4. **The LANDOWNERS hereby declared that :-**
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the LANDOWNERS and any other party except "**ROYAL ASSOCIATES**" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
 - c) Sec-202 of Indian contract Act will be taken into consideration in case of death of the LANDOWNERS.
 - d) That land related dispute shall be resolved by the LANDOWNERS.
5. That the LANDOWNERS also agreed that they will execute a power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the LANDOWNERS and on their behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e receive sanctioned plan from the Jemua Gram Panchayat, such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all .

and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against LANDOWNERS in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed in favour of intending customer.

6. That in no case ownership is transferred in favour of the developer by force of this development agreement.

VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer "**ROYAL ASSOCIATES**" is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the LANDOWNERS that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the LANDOWNERS do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies.

Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the LANDOWNERS & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on the developer only. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the LANDOWNERS and DEVELOPER.

4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take the entire necessary step to save the property from any kind of encroachment by the adjacent LANDOWNERS.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the LANDOWNERS shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The LANDOWNERS shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.
7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.



8. That the Developer shall not make LANDOWNERS responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.

X-Cancellation :

1. The LANDOWNERS has no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer.

2. XI-Miscellaneous :-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) **Confidentiality & non-disclosure-** Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) **Dispute-** That all disputes and differences arising out of this agreement shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the DEVELOPER to the LANDOWNERS time to time.
- e) The LANDOWNERS can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor and the decision will be held after discussion with the developer. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.

- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the LANDOWNERS is not liable to make payment of any kind of loan liability of the developer.
- h) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- k) The LANDOWNERS and the DEVELOPER have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the LANDOWNERS without reimbursement of the same and the LANDOWNERS shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of Commercial Bastu Land measuring area of **23 Decimal** comprising in Plot No-RS-1016 corresponding to **Plot No-LR-1216** under LR Khatian No- 4383 [area-11.5 decimal] , LR Khatian No- 4387[area-11.5 decimal] under Mouza-Jemua, JL No-105, P.S- Newtownship, Dist-Paschim Barddhaman, West Bengal which is butted and bounded as follows: North: 35 ft wide Metal Road. South: Plot No-RS-1016(P), East : Plot No-RS-1016(P), West: Plot No-RS-1016(P) alongwith one hand sketch map is annex herewith will be treated as piece and parcel of this deed

SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNERS' ALLOCATION)

Landwoner no-1, Surajit Banik will get Flat -A (1944 Sq ft) and Flat -D (1665 Sq Ft) at First floor and 2 nos of car parking are approx. 120 sq ft. each .

Landwoner No-2, Samarpita Saha Banik will get Flat -A (1944 Sq ft) and Flat -D (1665 Sq Ft) at Second floor and 2 nos of car parking area approx. 120 sq ft. each.

THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean the entire building including common facilities common areas and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer **except LANDOWNERS allocation.**

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNERS and Developer are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.



IN WITNESS WHEREOF the parties hereto have executed these presents on this 8th day of January 2026 before the office of the ADSR Durgapur.

WITNESSES: -

1. bharti pal.
do. Binduanti pal
Durgapur court-12
2. Ranjit pal
Durgapur court-16

Surajit Banik.

Samarpita Saha Banik

Signature of LANDOWNERS

ROYAL ASSOCIATES

Surajit Banik.
Partner

ROYAL ASSOCIATES

Samarpita Saha Banik
Partner

ROYAL ASSOCIATES

Rabin Mukherjee.
Partner

ROYAL ASSOCIATES

Koushik Mukherjee
Partner

ROYAL ASSOCIATES

Arindam Mondal
Partner

Signature of the Developer

Drafted by me and typed in my office

Joy Roy

Advocate, Durgapur Court

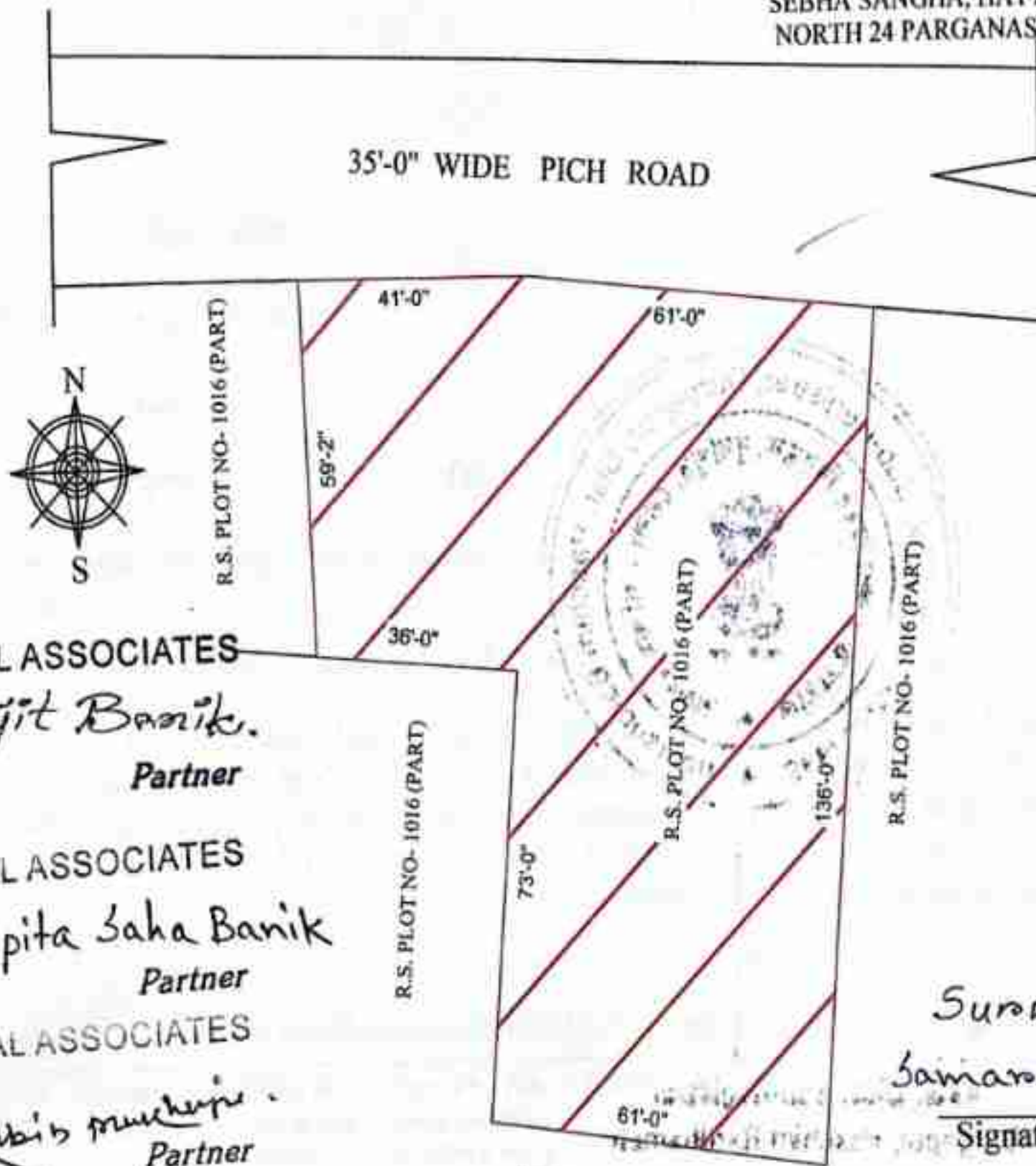
EN: F/595/562/2020

COMMERCIAL CONVERSION MAP OF MOUZA- JEMUA , J.L. NO- 105,
P.S.- NEWTOWNSHIP , DIST- PASCHIM BARDHAMAN
R.S. PLOT NO- 1016(PART) L.R. PLOT NO- 1216 RECORD AREA- 23 DECIMAL Khatian NO- 4383,4387

Name of Owners

- 1) SURAJIT BANIK
S/O- SUBHASH CHANDRA BANIK
ADD- 111, SUKANTA PALLY, MAMRA,
DURGAPUR-06, PASCHIM BURDWAN
- 2) SAMARPITA SAHA BANIK
W/O- LITAN SAHA
ADD- WARD NO- 2, SACHIN KAR GUPTA ROAD,
SEBHA SANGHA, HATTHUBA, HABRA
NORTH 24 PARGANAS, PIN- 743263

SHOWING RED INK



ROYAL ASSOCIATES
Surajit Banik.
Partner

ROYAL ASSOCIATES
Samarpita Saha Banik
Partner

ROYAL ASSOCIATES
Labis mukherjee.
Partner

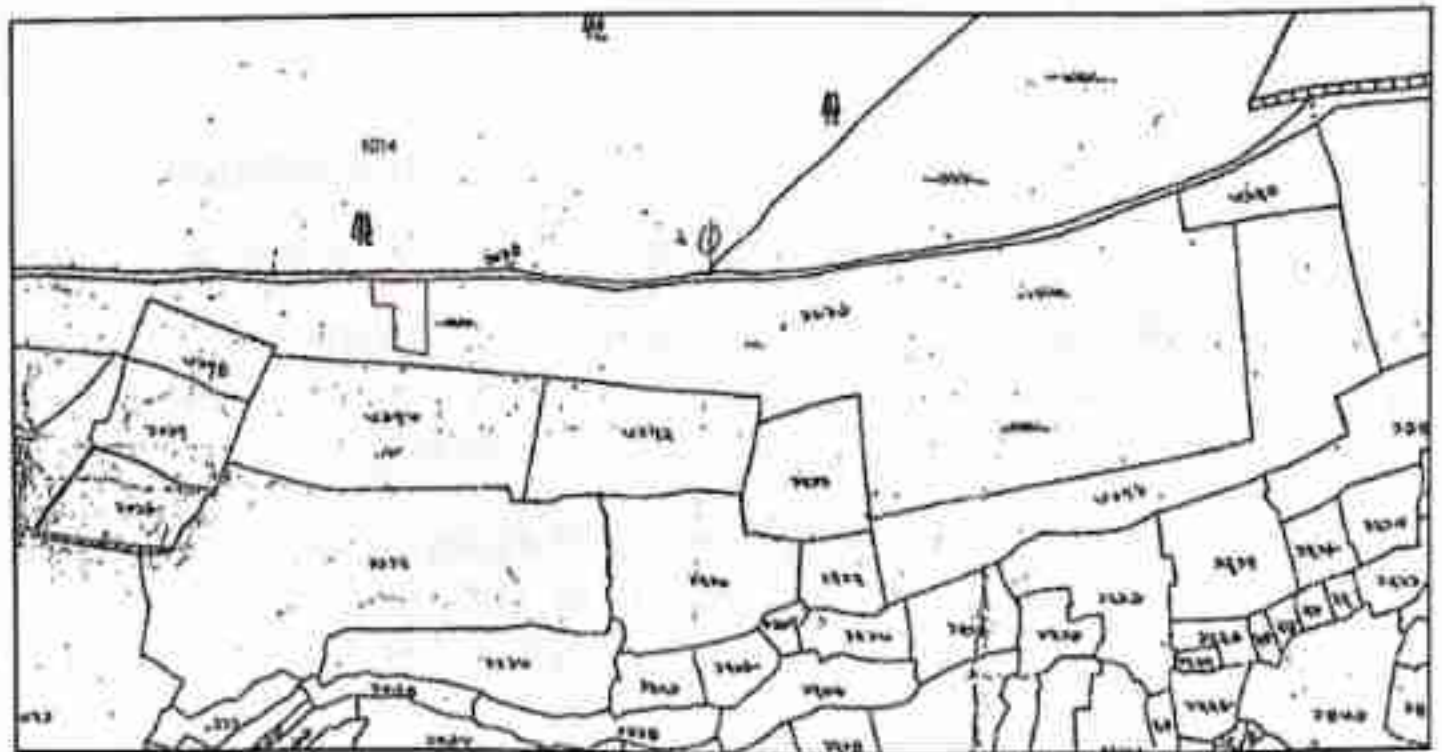
ROYAL ASSOCIATES
Koushik Mukherjee
Partner

ROYAL ASSOCIATES
Arindam Mondal
Partner

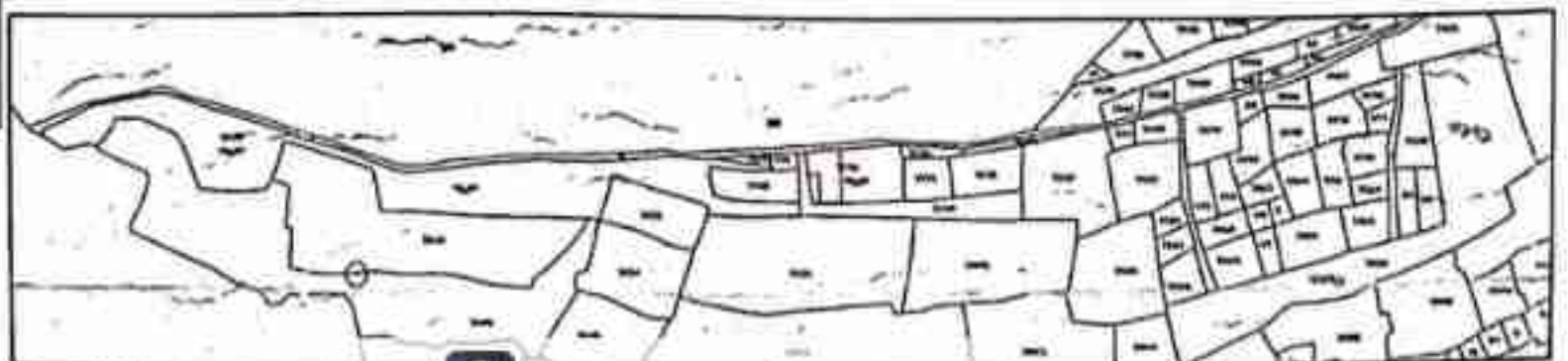
Surajit Banik.
Samarpita Saha Banik.
Signature of Owners

R.S. PLOT NO- 1016 (PART)

R.S. INDEX MAP



L.R. INDEX MAP



M. Ruidas
SURVEYOR
MILAN RUIDAS
Vill: Bhaluk Konda, P.O.-T.C.Pur
Dist.- Burdwan, Govt. of W.B.
Regd. No.K-4211
Mobile: 8145439678,9832899749

Signature of Surveyor

Government of West Bengal

Office of the Sub-Divisional Land & Land

Reforms Officer

দুর্গাপুর পশ্চিম বর্ধমান

Certificate of Conversion



Memo: 348/CONV/LM/SDL&LRD-DGP/2025

Date: 17/03/2025

To

নাম: সুরজিৎ বনিক

সিতা/স্বামীর নাম: সুভাষ চন্দ্র বনিক

ঠিকানা: নিজ

P.S.: নিউটাউন দুর্গাপুর

District: পশ্চিম বর্ধমান

Sub: Order allowing Change, conversion or alteration of mode of use of land.

Ref: His/Her application dated: 06/02/2025

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for change, conversion or alteration of mode of use of land from one class to another as noted in the schedule-I below with effect from 17/03/2025, subject to the terms and condition as noted in schedule-II.

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2025/2302/44)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
জেমুয়া, 105, নিউটাউন দুর্গাপুর	4383	1216		2017	0.1150	বাইদ	কমার্শিয়াল বাউ

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955 and any of the provisions of sub section(3) of section 6 of the West Bengal Estate Acquisition Act 1953.(West Bengal Act I of 1954)
- This permission for conversion is also without prejudice to any provision of the Urban Land (Ceiling and Regulation) Act, 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.

Surajit Banik.

is permission for conversion is also without prejudice to any provision of the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Bengal ACT VII of 2006) where the land is situated within the areas of East Kolkata Wetlands as defined in the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Bengal ACT VII of 2006).

- d) Where the object of change or conversion is to use the land for a purpose for which approval or license from an appropriate authority is necessary, the order directing change, conversion or alteration is subject to obtaining such approval or permission or license from such authority as soon as the order granting change or conversion as sought for is made.
- e) Where the application relates to permission for change, Conversion or alteration of any land having water body, the order allowing change, conversion or alteration is subject to creation of compensatory water body of equal or larger size of such water body within a period of 90 days from the date of issue of the order granting change, conversion as sought for is made.
- f) This permission of conversion will stand revoked if the land is found already acquired under any proceedings of Land Acquisition Act or any other Act.
- g) This permission for conversion is subject to the approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 wherever applicable.
- h) This permission for conversion will stand revoked if there is any violation of the provision of prevailing laws enforcing prevention of environmental pollution affecting public health in general of the locality at any point of time.
- i) This permission of conversion will also stand revoked if the land is used for other than the purpose for which permission is given.
- j) The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.
- k) This conversion certificate is issued in accordance with the notification bearing no. 4296-LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt and Addl Chief Secretary to the Govt of West Bengal, published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

Collector u/s 4C of the WBLR Act, 1955

&

Deputy Director
Sub-Divisional Land & Land Reforms Officer

Sub-Divisional Land & Land Reforms
Officer Durgapur
Dated: 17/03/2025

Memo
No:

- (i) The BL&LRO, করিডপূর-দূর্গাপুর for information and taking necessary action.
(ii) The RL of the জমিয়া for information and taking necessary action.
(iii) Office copy of the certificate to be kept with the relevant case Record

Sub-Divisional Land & Land Reforms Officer

Sumajit Banerjee

Government of West Bengal

Office of the Sub-Divisional Land & Land

Reforms Officer

দুর্গাপুর পশ্চিম বর্ধমান

Certificate of Conversion



Memo: 347/CONV/LM/SDL&LRO-DGP/2025

Date: 17/03/2025

To

নাম: সমপিতা সাহা বনিক

পিতা/স্বামীর নাম: লিটন সাহা

ঠিকানা: নিজ

P.S.: নিউটাউন দুর্গাপুর

District: পশ্চিম বর্ধমান

Sub: Order allowing Change, conversion or alteration of mode of use of land.

Ref: His/Her application dated: 06/02/2025

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for change, conversion or alteration of mode of use of land from one class to another as noted in the schedule-I below with effect from 17/03/2025, subject to the terms and condition as noted in schedule-II.

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2025/2302/45)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
জেনুয়া, 105, নিউটাউন দুর্গাপুর	4387	1216		1983	0.1150	বাইদ	কমার্শিয়াল বাণ্ড

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955 and any of the provisions of sub section(3) of section 6 of the West Bengal Estate Acquisition Act 1953.(West Bengal Act I of 1954)
- This permission for conversion is also without prejudice to any provision of the Urban Land (Ceiling and Regulation) Act, 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.

Samaspita Saha Banik.

This permission for conversion is also without prejudice to any provision of the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Bengal ACT VII of 2006) where the land is situated within the areas of East Kolkata Wetlands as defined in the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Bengal ACT VII of 2006).

- d) Where the object of change or conversion is to use the land for a purpose for which approval or license from an appropriate authority is necessary, the order directing change, conversion or alteration is subject to obtaining such approval or permission or license from such authority as soon as the order granting change or conversion as sought for is made.
- e) Where the application relates to permission for change, Conversion or alteration of any land having water body, the order allowing change, conversion or alteration is subject to creation of compensatory water body of equal or larger size of such water body within a period of 90 days from the date of issue of the order granting change, conversion as sought for is made.
- f) This permission of conversion will stand revoked if the land is found already acquired under any proceedings of Land Acquisition Act or any other Act.
- g) This permission for conversion is subject to the approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 wherever applicable.
- h) This permission for conversion will stand revoked if there is any violation of the provision of prevailing laws enforcing prevention of environmental pollution affecting public health in general of the locality at any point of time.
- i) This permission of conversion will also stand revoked if the land is used for other than the purpose for which permission is given.
- j) The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.
- k) This conversion certificate is issued in accordance with the notification bearing no. 4296-LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt and Addl Chief Secretary to the Govt of West Bengal, published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

Collector u/s 4C of the WBLR Act, 1955

&

Deputy Director

Sub-Divisional Land & Land Reforms Officer

Sub-Divisional Land & Land Reforms
Officer, Durgapur

Dated: 17/03/2025











Memo
No:

- (i) The BL&LRO, ফরিদপুর-দুর্গাপুর for information and taking necessary action.
- (ii) The RJ, of the জেমুয়া for information and taking necessary action.
- (iii) Office copy of the certificate to be kept with the relevent case Record

Sub-Divisional Land & Land Reforms Officer

Samarapita Saha Banik.





FINGER PRINT & PHOTOCOPY

Left hand						 <i>Surajit Barik.</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Surajit Barik.*

Left hand						 <i>Samarпита Saha Banik</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Samarпита Saha Banik*









Left hand						 <i>Robin Mukherjee</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Robin Mukherjee*





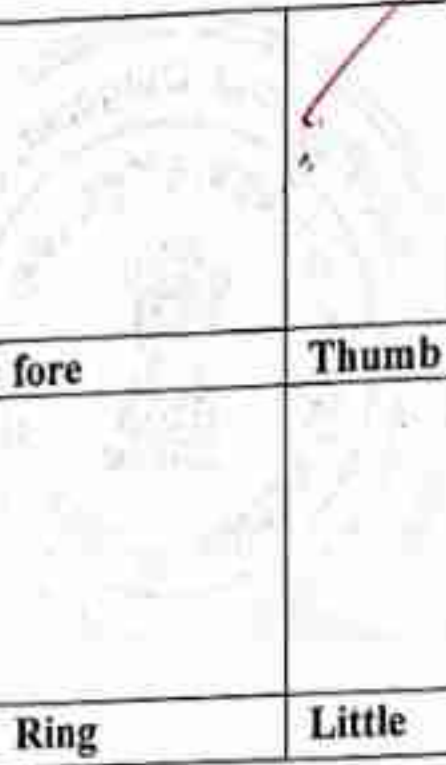





Left hand						 <i>Anshik Mukherjee</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Anshik Mukherjee*






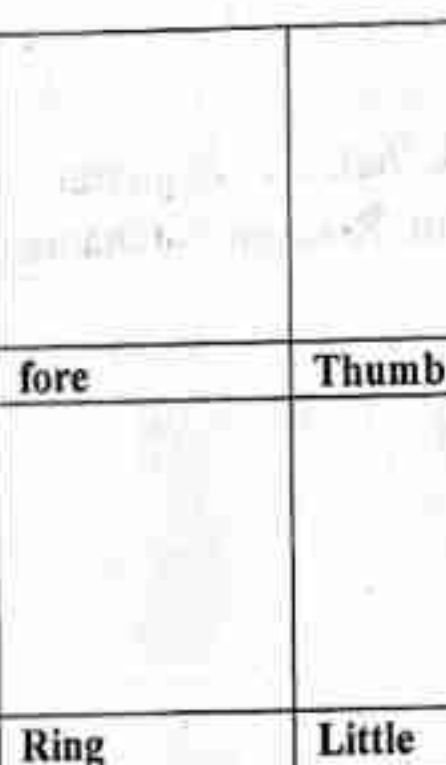





FINGER PRINT & PHOTOCOPY

Left hand						 <i>Arindam Mondal</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	




Signature & Photograph is duly attested by me *Arindam Mondal*

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

DETAILS OF IDENTIFIER WITH PHOTO

1. Name: Bhakta Pal

2. FATHER/HUSBAND/NAME: Baidynath Pal

3. OCCUPATION : Law Clerk

4. PERMANENT ADDRESS :

VILLAGE/TOWN : Gourbazar,

POST OFFICE : Gourbazar

POLICE STATION : Faridpur,

PIN : 713377

DISTRICT: Paschim Bardhaman

STATE : West Bengal

5. RELATIONSHIP WITH SELLER/BUYER Client










6. AADHAR NO.: 469709749013

PAN:

EPIC NO.:

I, Bhakta Pal as identifier identifying the executants of the concerned deed (Query No.) _____

FINGER PRINT & PHOTOCOPY

LEFT HAND						
RIGHT HAND						

Date


IDENTIFIER SIGNATURE

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



192025260422120698

GRN Details

GRN: 192025260422120698 Payment Mode: SBI Epay
GRN Date: 07/01/2026 18:51:11 Bank/Gateway: SBIEpay Payment Gateway
BRN : 5154216824227 BRN Date: 07/01/2026 18:51:24
Gateway Ref ID: CHV7722351 Method: State Bank of India NB
GRIPS Payment ID: 070120262042212068 Payment Init. Date: 07/01/2026 18:51:11
Payment Status: Successful Payment Ref. No: 2003491187/1/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms ROYAL ASSOCIATES
Address: DURGAPUR-713212
Mobile: 8250537504
Period From (dd/mm/yyyy): 07/01/2026
Period To (dd/mm/yyyy): 07/01/2026
Payment Ref ID: 2003491187/1/2025
Dept Ref ID/DRN: 2003491187/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003491187/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	5010
2	2003491187/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	400
3	2003491187/1/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 5710

IN WORDS: FIVE THOUSAND SEVEN HUNDRED TEN ONLY.

Major Information of the Deed



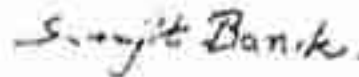



Deed No :	I-2306-00123/2026	Date of Registration	08/01/2026
Query No / Year	2306-2003491187/2025	Office where deed is registered	
Query Date	29/12/2025 8:11:21 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8250537504, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 90,23,060/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (Article:48(g))	Rs. 400/- (Article:E, E)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S.- New Township, Gram Panchayat: JEMUA, Mouza: Jemua, JI No: 105, Pin Code : 713206

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-1216 (RS :-1016)	LR-4383	Other Commercial Usage	Other Commercial Usage	11.5 Dec		45,11,530/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
L2	LR-1216 (RS :-1016)	LR-4387	Other Commercial Usage	Other Commercial Usage	11.5 Dec		45,11,530/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
		TOTAL :			23Dec	0 /-	90,23,060 /-	
		Grand Total :			23Dec	0 /-	90,23,060 /-	









Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Surajit Banik (Presentant) Son of Mr Subhash Chandra Banik Executed by: Self, Date of Execution: 08/01/2026 , Admitted by: Self, Date of Admission: 08/01/2026 ,Place : Office		 Captured	
	08/01/2026	LTI 08/01/2026	08/01/2026	
111,Sukanta Pally,Mamra,Durgapur., City:- Durgapur, P.O:- DURGAPUR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: BBxxxxxx5C, Aadhaar No: 91xxxxxxx1964, Status :Individual, Executed by: Self, Date of Execution: 08/01/2026 , Admitted by: Self, Date of Admission: 08/01/2026 ,Place : Office				
2	Name Mrs Samarpita Saha Banik Daughter of Mr Subhash Banik Executed by: Self, Date of Execution: 08/01/2026 , Admitted by: Self, Date of Admission: 08/01/2026 ,Place : Office		 Captured	
	08/01/2026	LTI 08/01/2026	08/01/2026	
Ward No-2,Sachin Kargupta Road., City:- Not Specified, P.O:- Hatthuba, P.S:-Habra, District:-North 24-Parganas, West Bengal, India, PIN:- 743263 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: GOxxxxxx8H, Aadhaar No: 31xxxxxxx8507, Status :Individual, Executed by: Self, Date of Execution: 08/01/2026 , Admitted by: Self, Date of Admission: 08/01/2026 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Royal Associates Ground Floor,ICHCHEMOYE APARTMENT ,Tetikhola., City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Date of Incorporation:XX-XX-2XX5 , PAN No.:: ABxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Surajit Banik Son of Mr Subhash Chandra Banik Date of Execution - 08/01/2026, , Admitted by: Self, Date of Admission: 08/01/2026, Place of Admission of Execution: Office</p>	 <p>Jan 8 2026 1:06PM</p>	 <p>Captured</p> <p>LTI 08/01/2026</p>	<p><i>Surajit Banik</i></p> <p>08/01/2026</p>
<p>111,sukanta Pally,MAMRA,Durgapur., City:- Not Specified, P.O:- DURGAPUR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: BBxxxxxx5C, Aadhaar No: 91xxxxxxxx1964 Status : Representative, Representative of : Royal Associates (as Partner)</p>				
2	<p>Name</p> <p>Mrs Samarpita Saha Banik Daughter of Mr Subhash Banik Date of Execution - 08/01/2026, , Admitted by: Self, Date of Admission: 08/01/2026, Place of Admission of Execution: Office</p>	 <p>Jan 8 2026 1:09PM</p>	 <p>Captured</p> <p>LTI 08/01/2026</p>	<p><i>Samarpita Saha Banik</i></p> <p>08/01/2026</p>
<p>Ward No-2,Sachin Kargupta Road., City:- Not Specified, P.O:- Hatthuba, P.S:-Habra, District:-North 24-Parganas, West Bengal, India, PIN:- 743263, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: GOxxxxxx8H, Aadhaar No: 31xxxxxxxx8507 Status : Representative, Representative of : Royal Associates (as Partner)</p>				
3	<p>Name</p> <p>Mr Rabin Mukherjee Son of Mr Sasanka Sekhar Mukherjee Date of Execution - 08/01/2026, , Admitted by: Self, Date of Admission: 08/01/2026, Place of Admission of Execution: Office</p>	 <p>Jan 8 2026 1:11PM</p>	 <p>Captured</p> <p>LTI 08/01/2026</p>	<p><i>Rabin Mukherjee</i></p> <p>08/01/2026</p>
<p>2/31,Einstein Avenue,B-Zone,Durgapur., City:- Not Specified, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: ASxxxxxx4P, Aadhaar No: 49xxxxxxxx3043 Status : Representative, Representative of : Royal Associates (as Partner)</p>				
4	<p>Name</p> <p>Mr Koushik Mukherjee Son of Mr Soroj Kumar Mukherjee Date of Execution - 08/01/2026, , Admitted by: Self, Date of Admission: 08/01/2026, Place of Admission of Execution: Office</p>	 <p>Jan 8 2026 1:12PM</p>	 <p>Captured</p> <p>LTI 08/01/2026</p>	<p><i>Koushik Mukherjee</i></p> <p>08/01/2026</p>

106, Sovapur Avenue, Durgapur Steel Town East., City:- Not Specified, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AKxxxxxx8P, Aadhaar No: 91xxxxxxxx4875 Status : Representative, Representative of : Royal Associates (as Partner)

Name	Photo	Finger Print	Signature
5 Mr Arindam Mondal Son of Mr Sukumar Mondal Date of Execution - 08/01/2026, , Admitted by: Self, Date of Admission: 08/01/2026, Place of Admission of Execution: Office	 Jan 8 2026 1:13PM	 Captured LTI 08/01/2026	 08/01/2026

Dhulai, Bankura., City:- Not Specified, P.O:- Dhulai, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722207, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: bcxxxxxx5q, Aadhaar No: 57xxxxxxxx5796 Status : Representative, Representative of : Royal Associates (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BHAKTA PAL Son of Mr Baidyanath Pal City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216	 08/01/2026	 Captured 08/01/2026	 08/01/2026

Identifier Of Mr Surajit Banik, Mrs Samarpita Saha Banik, Mr Surajit Banik, Mrs Samarpita Saha Banik, Mr Rabin Mukherjee, Mr Koushik Mukherjee, Mr Arindam Mondal

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Surajit Banik	Royal Associates-5.75 Dec
2	Mrs Samarpita Saha Banik	Royal Associates-5.75 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Surajit Banik	Royal Associates-5.75 Dec
2	Mrs Samarpita Saha Banik	Royal Associates-5.75 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Jemua, JI No: 105, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1216, LR Khatian No:- 4383	Owner:সুরজিৎ বনিক, Gurdian:মৃত্যু চন্দ্র বনিক, Address:মিডা Classification:বাইন, Area:0.11500000 Acre,	Mr Surajit Banik
L2	LR Plot No:- 1216, LR Khatian No:- 4387	Owner:সমর্পিতা সায় বনিক, Gurdian:লিটন সায়, Address:মিডা , Classification:বাইন, Area:0.11500000 Acre,	Mrs Samarpita Saha Banik

Endorsement For Deed Number : I - 230600123 / 2026

On 08-01-2026

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 12:59 hrs on 08-01-2026, at the Office of the A.D.S.R. DURGAPUR by Mr Surajit Banik , 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 90,23,060/-

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

Execution is admitted on 08/01/2026 by 1. Mr Surajit Banik, Son of Mr Subhash Chandra Banik, 111,Sukanta Pally,Mamra,Durgapur., P.O: DURGAPUR, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business, 2. Mrs Samarpita Saha Banik, Daughter of Mr Subhash Banik, Ward No-2,Sachin Kargupta Road., P.O: Hatthuba, Thana: Habra, , North 24-Parganas, WEST BENGAL, India, PIN - 743263, by caste Hindu, by Profession Business

Indetified by Mr BHAKTA PAL, , Son of Mr Baidyanath Pal, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 08-01-2026 by Mr Surajit Banik, Partner, Royal Associates (Partnership Firm), Ground Floor,ICHCHEMOYE APARTMENT ,Tetikhola., City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr BHAKTA PAL, , Son of Mr Baidyanath Pal, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-01-2026 by Mrs Samarpita Saha Banik, Partner, Royal Associates (Partnership Firm), Ground Floor,ICHCHEMOYE APARTMENT ,Tetikhola., City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr BHAKTA PAL, , Son of Mr Baidyanath Pal, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-01-2026 by Mr Rabin Mukherjee, Partner, Royal Associates (Partnership Firm), Ground Floor,ICHCHEMOYE APARTMENT ,Tetikhola., City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr BHAKTA PAL, , Son of Mr Baidyanath Pal, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-01-2026 by Mr Koushik Mukherjee, Partner, Royal Associates (Partnership Firm), Ground Floor,ICHCHEMOYE APARTMENT ,Tetikhola., City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr BHAKTA PAL, , Son of Mr Baidyanath Pal, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-01-2026 by Mr Arindam Mondal, Partner, Royal Associates (Partnership Firm), Ground Floor,ICHCHEMOYE APARTMENT ,Tetikhola., City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr BHAKTA PAL, , Son of Mr Baidyanath Pal, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/01/2026 6:51PM with Govt. Ref. No: 192025260422120698 on 07-01-2026, Amount Rs: 400/-, Bank: SBI EPay (SBlePay), Ref. No. 5154216824227 on 07-01-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 5,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 511, Amount: Rs.5,000.00/-, Date of Purchase: 06/01/2026, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/01/2026 6:51PM with Govt. Ref. No: 192025260422120698 on 07-01-2026, Amount Rs: 5,010/-, Bank: SBI EPay (SBlePay), Ref. No. 5154216824227 on 07-01-2026, Head of Account 0030-02-103-003-02

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 2306-2026, Page from 9327 to 9357

being No 230600123 for the year 2026.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2026.01.27 14:44:14 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 27/01/2026
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.