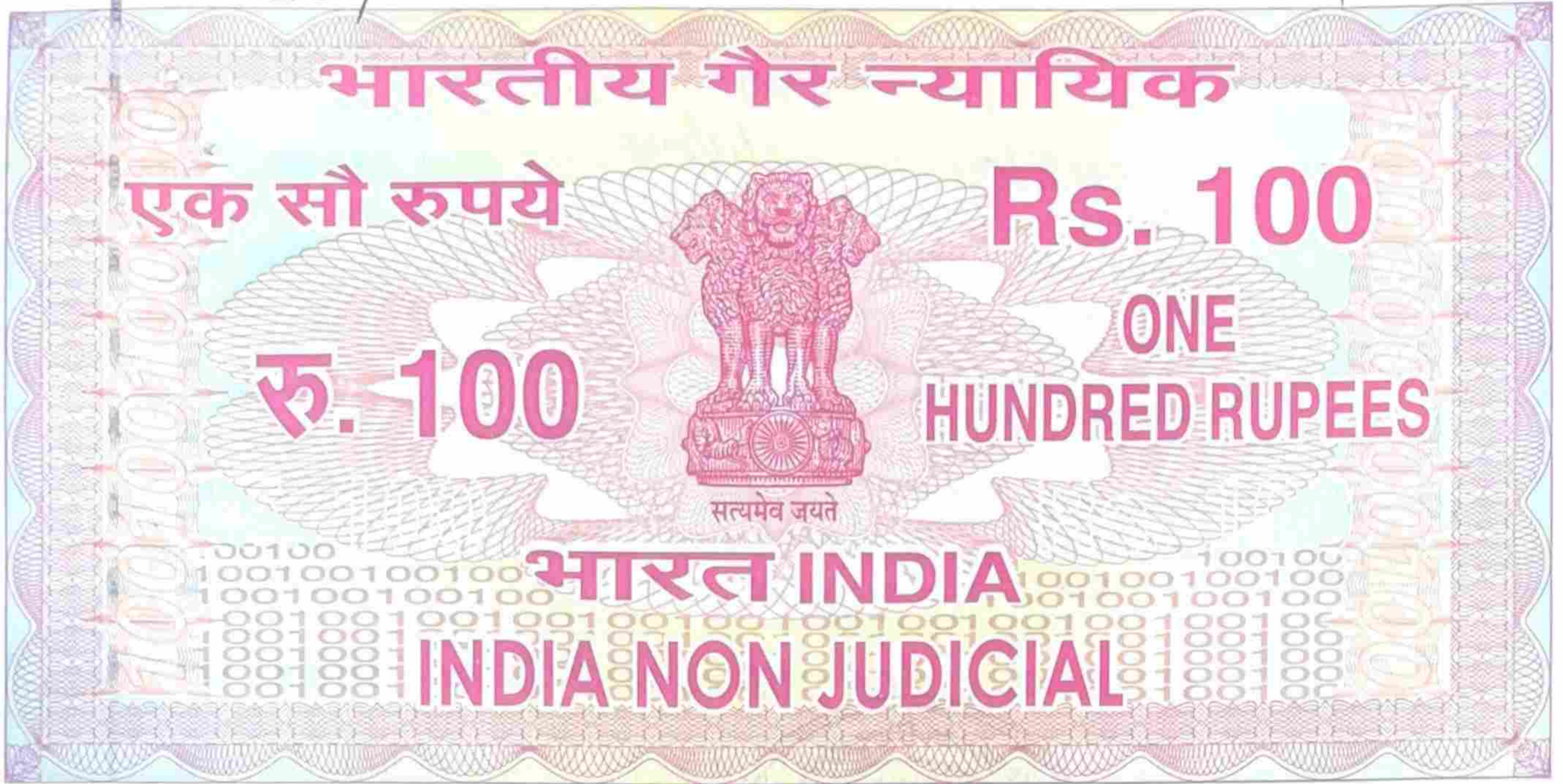


134

R147



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AZ 099018

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

A.D.S.R. Durgapur
 Paschim Bardhaman

09 JAN 2026

**POWER OF ATTORNEY AFTER REGISTRATION OF
 DEVELOPMENT AGREEMENT**

**This Power of Attorney after registration of Development
 Agreement made on the day, month and year as written below.**

09.01.26
 A.S.R. 6229B/26

[Handwritten signature]
 A.S.R.

Sl No. 510 Date 06/01/2026
Sold to Royal Associates
Address D n l-12
Value of Stamp 1000
Date of Purchase of the stamp paper
from Treasury 30 DEC 2025
Name of the Treasury from

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



Adtl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

09 JAN 2026

KNOW ALL MEN BY THESE PRESENTS THAT WE,

[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.

DO HEREBY NOMINATE APPOINT AND CONSTITUTE

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 as our lawful attorney.

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 We already entered with an agreement for development of a land and by construction of a multi-storied building up to maximum limit consisting of so many flats, and garages, etc. by the Gram Panchayat or Zila Parishad and/or any other concerned Authority/Authorities but due to our engagement in other affairs and lack of sufficient times we are not be able to appear in each and every time before any office or registration Office or to take any steps for the said development and as such we are in need to execute this power of attorney by appointing our developer company.

By force of this Power of Attorney our lawful attorney shall be able to do any acts as follows either singly or jointly :-

1. To appear before the office of Gram Panchayat or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection with development of land and construction of flat building thereon.



2. To submit any building plan or revised plan or letter or documents or to receive any letter in our name and to sign therein after receipt before Gram Panchyat or B.L.& L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
3. To deposit any fees or charges in the office of Gram Panchayat or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
4. To recover and receive any debt or any rent or to demand any amount or dues owing to me any person or any office and after receive will execute any receipt.
5. To receive the any building plan or revised plan after sanction from the competent authority.
6. To apply for any type of connection either in their own name or in the name of firm.
7. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
8. To bring any proceeding or any suit on our behalf in connection with our said plot against any persons or any authorities before any court of law.
9. To appear and act in all courts or in any office and to sign verify and file plaint, written statement, written objection in connection with any case or proceeding in our name or in the name of firm.
10. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
11. To submit any application before office of District Magistrate, Office Of B.D.O or D.L. & L.R.O or BL & LRO or police station or court for any purpose in connection of development of land and erection of flat and building thereon.
12. To execute any affidavit or bond or any documents in favour of customer or office.



13. To give or to create mortgage of any erected flat area for grant of loan in respect of erection of multistoried building.
14. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.
15. To appear before any office / Registration office in connection with erected flat for sale or execution of agreement to sale in respect of Developer allocation.
16. To execute any sale deed or agreement to sale in favour of his customer or intending purchaser and to present any deed before respective registration office for purpose of Registration in respect of Developer allocation.
17. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.
18. By force of Registered **Development Agreement being no- 230600123** of 2026 our attorney has every right to get loan by creating mortgage of the property as described in schedule for completion of the total project at time own risk.
19. This power of attorney does not create any right title interest & possession in favour of the attorney holder.
20. **This power of attorney is revocable in nature but until and unless all the flats are sold this power of attorney can't be revoke.**

And Generally to do all acts deeds and thing which our said attorney or think fit and necessary for any purpose as above said as fully and effectually in all respects as we could do the same.

AND we hereby whatsoever our said Attorney either singly or jointly shall lawfully do or cause to be done by virtue of this said as if we were personally present.

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

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of all the 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 have executed on this 3rd day of January 2026 before ADSR Durgapur.

Witnesses:

1. *Bhakti Tal*
do - Bindu Tal
Durgam court-16

Surajit Barik.

Samarpita Saha Banik

SIGNATURE OF THE EXECUTANT

2. *Ranjit Tal*
Durgam court-16

ROYAL ASSOCIATES
Surajit Barik.
Partner

ROYAL ASSOCIATES
Samarpita Saha Banik
Partner

ROYAL ASSOCIATES
Rabin Mukherjee
Partner

ROYAL ASSOCIATES
Koushik Mukherjee
Partner

ROYAL ASSOCIATES
Arindam Mondal

Signature of our attorney duly
Attested by us

[Handwritten mark]

Surajit Banik.

Samanpita Saha Banik

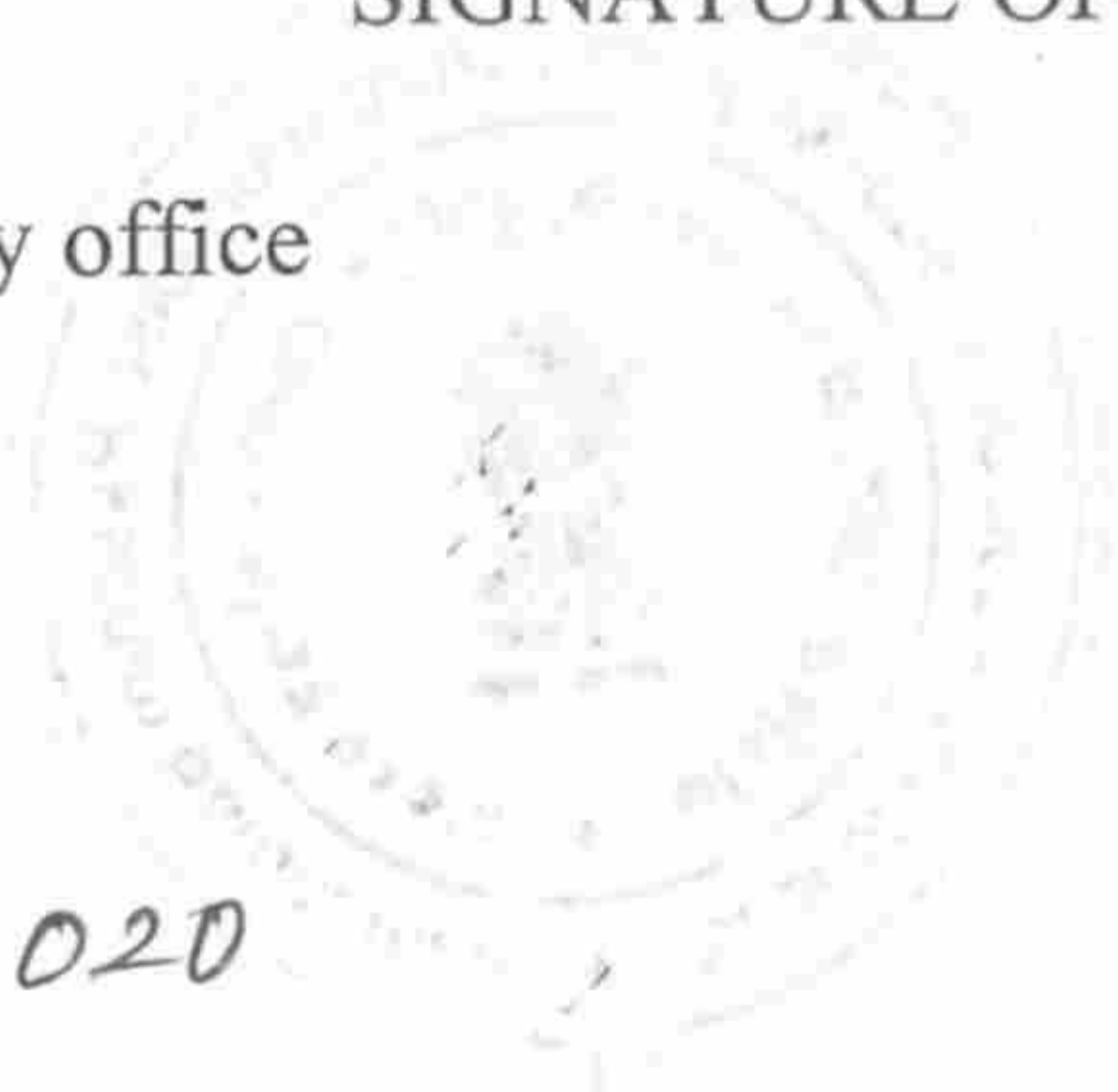
SIGNATURE OF THE EXECUTANT

Drafted by me and typed in my office

Joy Roy

Advocate, Durgapur

EN: F/595/562/2020



Faint, illegible text, possibly a date or reference number.

Faint, illegible text, possibly a date or reference number.



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



192025260424453118

GRN Details

GRN:	192025260424453118	Payment Mode:	SBI Epay
GRN Date:	09/01/2026 09:18:59	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0604031504855	BRN Date:	09/01/2026 09:19:15
Gateway Ref ID:	CHV7859459	Method:	State Bank of India NB
GRIPS Payment ID:	090120262042445310	Payment Init. Date:	09/01/2026 09:18:59
Payment Status:	Successful	Payment Ref. No:	8000062293/3/2026

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms ROYAL ASSOCIATES
Address:	DURGAPUR-713212
Mobile:	9732042796
Period From (dd/mm/yyyy):	09/01/2026
Period To (dd/mm/yyyy):	09/01/2026
Payment Ref ID:	8000062293/3/2026
Dept Ref ID/DRN:	8000062293/3/2026







Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8000062293/3/2026	Property Registration- Registration Fees	0030-03-104-001-16	400
2	8000062293/3/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				700









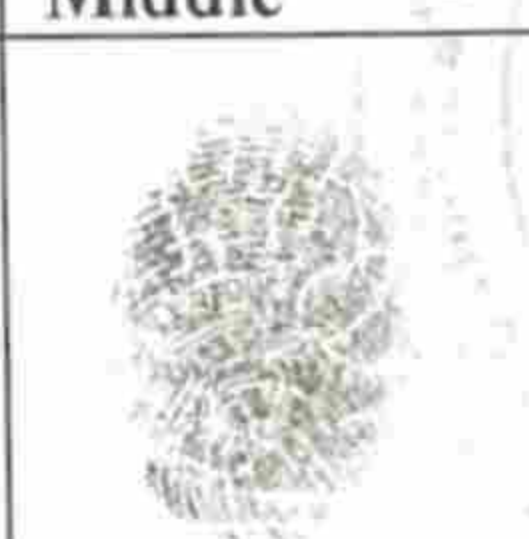
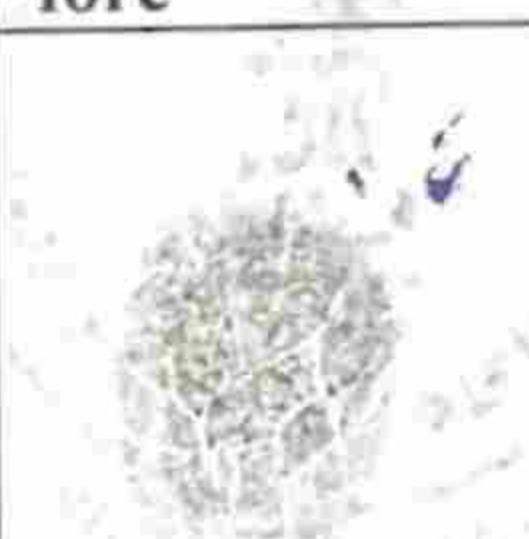

IN WORDS: SEVEN HUNDRED ONLY.

PAID







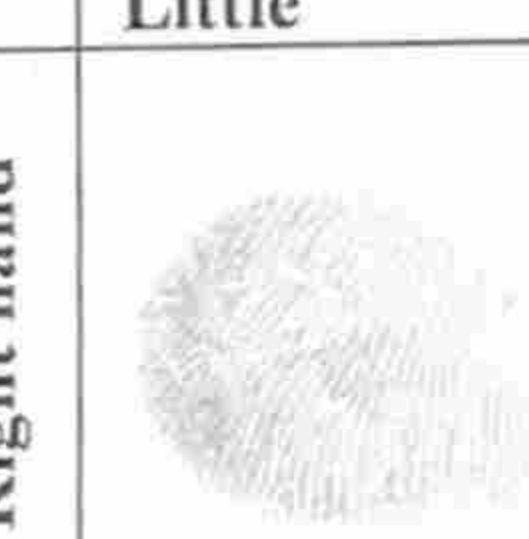



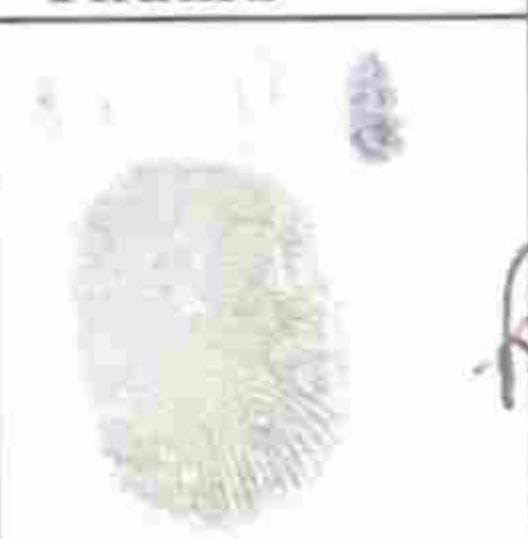
FINGER PRINT & PHOTOCOPY

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

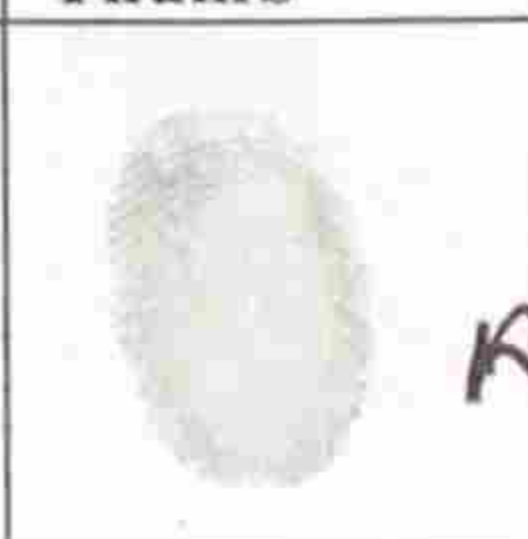
Signature & Photograph is duly attested by me *Surajit Banik.*

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

Signature & Photograph is duly attested by me *Samarpita 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*


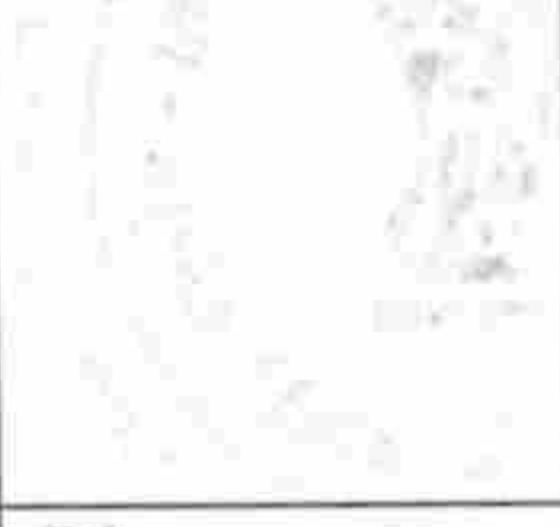
Left hand						 <i>Roushik Mukherjee</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Roushik 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.) 8000062293/2026

FINGER PRINT & PHOTOCOPY

LEFT HAND						
RIGHT HAND						

Date


IDENTIFIER SIGNATURE

Major Information of the Deed



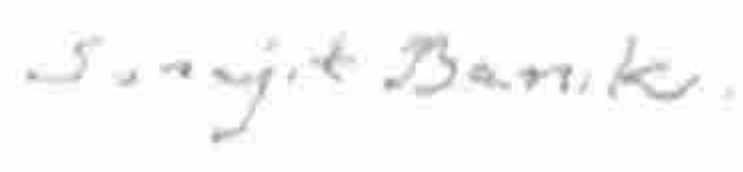



Deed No :	I-2306-00147/2026	Date of Registration	09/01/2026
Query No / Year	2306-8000062293/2026	Office where deed is registered	
Query Date	08/01/2026 2:05:25 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	P Bandyopadhyay Durgapur, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9732042796, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development 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. 100/- (Article:48(g))	Rs. 400/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230600123/2026		

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Jemua, Pin Code : 713206

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1216	LR-4383	Other Commercial Usage	Other Commercial Usage	11.5 Dec	45,11,530/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1216	LR-4387	Other Commercial Usage	Other Commercial Usage	11.5 Dec	45,11,530/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			23Dec	0 /-	90,23,060 /-
		Grand Total :			23Dec	0 /-	90,23,060 /-



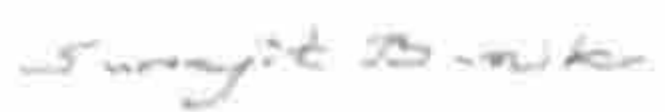









Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Surajit Banik (Presentant) Son of Mr Subhash Chandra Banik Executed by: Self, Date of Execution: 09/01/2026 , Admitted by: Self, Date of Admission: 09/01/2026 ,Place : Office	 09/01/2026	 Captured LTI 09/01/2026	 09/01/2026
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: 91xxxxxxxx1964, Status :Individual, Executed by: Self, Date of Execution: 09/01/2026 , Admitted by: Self, Date of Admission: 09/01/2026 ,Place : Office				
2	Mrs Samarpita Saha Banik Daughter of Mr Subhash Banik Executed by: Self, Date of Execution: 09/01/2026 , Admitted by: Self, Date of Admission: 09/01/2026 ,Place : Office	 09/01/2026	 Captured LTI 09/01/2026	 09/01/2026
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: 31xxxxxxxx8507, Status :Individual, Executed by: Self, Date of Execution: 09/01/2026 , Admitted by: Self, Date of Admission: 09/01/2026 ,Place : Office				




Attorney Details :

SI 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	Name	Photo	Finger Print	Signature
	Mr Surajit Banik Son of Mr Subhash Chandra Banik Date of Execution - 09/01/2026, , Admitted by: Self, Date of Admission: 09/01/2026, Place of Admission of Execution: Office	 Jan 9 2026 12 23PM	 Captured LTI 09/01/2026	 09/01/2026
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)				
2	Name	Photo	Finger Print	Signature
	Mrs Samarpita Saha Banik Daughter of Mr Subhash Banik Date of Execution - 09/01/2026, , Admitted by: Self, Date of Admission: 09/01/2026, Place of Admission of Execution: Office	 Jan 9 2026 12 41PM	 Captured LTI 09/01/2026	 09/01/2026
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: India, Date of Birth:XX-XX-1XX0 , PAN No.: GOxxxxxx8H, Aadhaar No: 31xxxxxxxx8507 Status : Representative, Representative of : Royal Associates (as Partner)				
3	Name	Photo	Finger Print	Signature
	Mr Rabin Mukherjee Son of Mr Sasanka Sekhar Mukherjee Date of Execution - 09/01/2026, , Admitted by: Self, Date of Admission: 09/01/2026, Place of Admission of Execution: Office	 Jan 9 2026 12 43PM	 Captured LTI 09/01/2026	 09/01/2026
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)				
4	Name	Photo	Finger Print	Signature
	Mr Koushik Mukherjee Son of Mr Soroj Kumar Mukherjee Date of Execution - 09/01/2026, , Admitted by: Self, Date of Admission: 09/01/2026, Place of Admission of Execution: Office	 Jan 9 2026 12:43PM	 Captured LTI 09/01/2026	 09/01/2026

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)

5	Name	Photo	Finger Print	Signature
	Mr Arindam Mondal Son of Mr Sukumar Mondal Date of Execution - 09/01/2026, , Admitted by: Self, Date of Admission: 09/01/2026, Place of Admission of Execution: Office	 <small>Jan 9 2026 12:44PM</small>	 Captured <small>LTI 09/01/2026</small>	 <small>09/01/2026</small>
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 Paul Son of Baidyanath Paul Gour Bazar, City:- , P.O:- Durgapur, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713385	 <small>09/01/2026</small>	 Captured <small>09/01/2026</small>	 <small>09/01/2026</small>
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

Sl.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

Sl.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, 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:সুভাষ চন্দ্র বনিক, Address:নিজ, Classification:বাইদ, Area:0.11500000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1216, LR Khatian No:- 4387	Owner:সমর্পিতা সাহা বনিক, Gurdian:লিটন সাহা, Address:নিজ, Classification:বাইদ, Area:0.11500000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 230600147 / 2026

On 09-01-2026

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 12:12 hrs on 09-01-2026, 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 09/01/2026 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 Paul, , , Son of Baidyanath Paul, Gour Bazar, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713385, by caste Hindu, by profession Others

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

Execution is admitted on 09-01-2026 by Mr Surajit Banik, Partner, Royal Associates (Others), 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 Paul, , , Son of Baidyanath Paul, Gour Bazar, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713385, by caste Hindu, by profession Others

Execution is admitted on 09-01-2026 by Mrs Samarpita Saha Banik, Partner, Royal Associates (Others), 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 Paul, , , Son of Baidyanath Paul, Gour Bazar, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713385, by caste Hindu, by profession Others

Execution is admitted on 09-01-2026 by Mr Rabin Mukherjee, Partner, Royal Associates (Others), 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 Paul, , , Son of Baidyanath Paul, Gour Bazar, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713385, by caste Hindu, by profession Others

Execution is admitted on 09-01-2026 by Mr Koushik Mukherjee, Partner, Royal Associates (Others), 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 Paul, , , Son of Baidyanath Paul, Gour Bazar, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713385, by caste Hindu, by profession Others

Execution is admitted on 09-01-2026 by Mr Arindam Mondal, Partner, Royal Associates (Others), 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 Paul, , , Son of Baidyanath Paul, Gour Bazar, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713385, by caste Hindu, by profession Others

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 online = Rs 400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/01/2026 9:19AM with Govt. Ref. No: 192025260424453118 on 09-01-2026, Amount Rs: 400/-, Bank: SBI EPay (SBlePay), Ref. No. 0604031504855 on 09-01-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 510, Amount: Rs.100.00/-, 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 09/01/2026 9:19AM with Govt. Ref. No: 192025260424453118 on 09-01-2026, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 0604031504855 on 09-01-2026, Head of Account

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 10261 to 10280

being No 230600147 for the year 2026.



Debasish Sahoo

Digitally signed by DEBASISH SAHOO
Date: 2026.02.06 12:17:56 +05:30
Reason: Digital Signing of Deed.

(Debasish Sahoo) 06/02/2026
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.