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I-8462/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

M 215172

67
 12.08.25
 [Signature]

12 AUG 2025 A.D.S.R. Durgapur Paschim Bardhaman

DEVELOPMENT AGREEMENT

This Development Agreement is executed before ADSR office at Durgapur

[Signature]

BETWEEN

[1] Mr. JITENDRA NATH ROY (PAN ACXPR0009B & Aadhar No. 502011623186) son of Late BASANTA KUMAR ROY

[2] Mr. NIMAI CHANDRA ROY (PAN ACKPR8283N & Aadhar No. 468589061781) son of Late BASANTA KUMAR ROY

[3] Mr. SUSANTA ROY son of Late Kiriti Bhusan Roy, (PAN AVMPR7779N, Aadhar No 933779917952) all are by faith: Hindu, by nationality: Indian, by Occupation: Retired, residing at Bhiringi Manasatala, Benachity, Durgapur-713213, P.S- Durgapur, Dist Paschim Bardhaman, 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 his heirs, executors, representatives and assigns) of the ONE PART.

AND

AADI INFRA PROJECTS [PAN- ANYPR6230L], having its office at Stall No-C-5, Near Junction Mall, City Centre, P.O-Durgapur-713216, P.S- Durgapur Dist-Paschim Bardhaman, West Bengal, represented by its Proprietor Mr. BISWAJIT ROY [Pan No-ANYPR6230L] son of Sri Kalidas Roy, by occupation: Business, by faith: Hindu, by nationality: Indian, residing at 15/28, Nagarjun Road, B-Zone, P.O-Durgapur-5, P.S-Durgapur, Dist: Paschim Barddhaman, West Bengal.

[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 .

And whereas the schedule below land originally belongs to Kiriti Bhusan Roy, Dhurjuti Bhusan Roy, Jitendra Nath Roy , Nemaï Chandra Roy, which they have acquired by way of partition deed being no-3938 of 1986 .

And whereas Kiriti Bhusan Roy acquired an area of 4 decimal comprising in Plot No-RS-1891, Plot No-LR-5554 by way of partition deed being no-3938 of 1986 ., and thereafter Kiriti Bhusan Roy and his wife Usharani Roy died leaving behind their two children namely Rita Mondal & Susanta Roy and thereafter Rita Mondal transferred her share of land in favour of her brother Susanta Roy by way of regd deed of gift being no-5982 of 2024 and name of Susanta Roy has been duly recorded under khatian No-LR-13781 in the role of BL & LRO.

And whereas Jitendranath Roy acquired an area of 1 decimal comprising in Plot No-RS-1892, Plot No-LR-5554 by way of partition deed being no-3938 of 1986 and his name duly recorded under khatian No-LR-1469

And whereas Nemai Chandra Roy acquired an area of 4 decimal comprising in Plot No-RS-1891, Plot No-LR-5554 by way of partition deed being no-3938 of 1986 .

And whereas Nemai Chandra Roy acquired an area of 0.41 decimal comprising in Plot No-RS-1890, Plot No-LR-5554 by way of regd deed of sale being no-3403 of 2002 from Panchu Gopal Roy, Basanti Roy, Sima Pramanik and his name duly recorded under khatian No-LR-13781

And now the present landowners are owning, possessing and seizing the "First schedule property" without any encumbrances from any persons.

AND WHEREAS the landowners are desire to develop the "First Schedule Property" by construction of multistoried building or as per sanction of DURGAPUR MUNICIPAL CORPORATION up to maximum limit of floor as per sanction plan of the DURGAPUR MUNICIPAL CORPORATION and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient times the LANDOWNERS could not be able to take any steps for the said development and as such the Land and the LANDOWNERS are 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. OWNER/LANDLORDS:- Shall mean [1] Mr. JITENDRA NATH ROY (PAN ACXPR0009B & Aadhar No. 502011623186) son of Late BASANTA KUMAR ROY [2] Mr. NIMAI CHANDRA ROY (PAN ACKPR8283N & Aadhar No. 468589061781) son of Late BASANTA KUMAR ROY [3] Mr. SUSANTA ROY son of Late Kiriti Bhusan Roy, (PAN AVMPR7779N, Aadhar No 933779917952) all are by faith: Hindu, by nationality: Indian, by Occupation: Retired, residing at Bhiringi Manasatala, Benachity, Durgapur-713213, P.S- Durgapur, Dist Paschim Bardhaman, West Bengal.
2. DEVELOPER:-Shall mean "AADI INFRA PROJECTS [PAN-ANYPR6230L], having its office at Holding No.22, 43 Tara Sankar Sarani, City Centre, P.O-Durgapur-713216, P.S-Durgapur Dist-Paschim Bardhaman, West Bengal, represented by its Proprietor Mr. BISWAJIT ROY [Pan No-ANYPR6230L] son of Sri Kalidas Roy, by occupation: Business, by faith: Hindu, by nationality: Indian, residing at 30/27, Joydev Road, B-Zone, P.O-Durgapur-5, P.S-Durgapur, Dist: Paschim Barddhaman, West Bengal.

3. **LAND:-** Shall mean the 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 Owner herein or 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. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the **DURGAPUR MUNICIPAL CORPORATION** and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise, variations , modifications, alterations therein that may be made by the Owner herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
7. **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.
8. **PROJECT:** Shall mean the work of development undertake and to be done by the Owner herein or 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.
9. **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.



a. 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 24 months which starts from the date of getting approved sanction plan of DURGAPUR MUNICIPAL CORPORATION with a grace period of 6 month.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of DURGAPUR MUNICIPAL CORPORATION over and above the Land as described in First Schedule.

VI: - OWNER DUTY & LIABILITY:-

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



2. That owner 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 owner is answerable for the same and if any land related dispute is found in future that also shall be meet up by the LANDOWNERS at his 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 Owner shall within 7 (Seven) days from The registered 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 which includes LR Parcha, RS Parcha, Khazna.
4. The Owner hereby declared that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the Owner and any other party except "AADI INFRA PROJECTS" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
 - c) That the 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 Land owner.
 - e) That GST, stamp duty and registration fees and development charges in relation to the LANDOWNERS's allocation Flat shall be borne by the LANDOWNERS themselves.
 - f) That in case of death of any of the landowners her legal representative will never raise any objection or dispute in future before any authority or court of law and they will also execute all the necessary deeds and documents as and when required by the developer for the purpose of this project.
5. That the Owner 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 Owner 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 DURGAPUR MUNICIPAL CORPORATION, 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 land owner 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 in respect of developer's allocation only. 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 "AADI INFRA PROJETS" is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the Owner 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 owner 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 Owner & 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 both the Owner and developers. 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 Owner and Developers. That it is agreed by the landowners that they will pay the development fees in connection with their allotted flats.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and developer shall take all the necessary step to save the property from any kind of encroachment by the adjacent land Owner.
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 Owner 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 Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The developer shall be responsible for 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 Owner 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 Owner has no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer, subject to terms & condition & Time limit of this agreement.
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 developers to the Owner time to time.
- e) The Owner can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. 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/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 shall be borne paid and discharged by the Developer exclusively.
- k) The LANDOWNERS and the developers 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.

A handwritten signature and initials, possibly 'ADY', written in black ink at the bottom left of the page.

- 1) 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 land owner without reimbursement of the same and the land owner 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 BASTU Land under Mouza-Bhringi, J.L No- 119, P.S-Durgapur, Dist-Paschim Bardhaman, West Bengal within Durgapur Municipal Corporation comprising in Plot No and Khatian No as follows:

R.S Plot No	L.R Plot No	LR Khatian No	Area
1892	5554	1469	1 Decimal ✓
1891 ✓	5554	13781	4 Decimal ✓
1890	5554	13781	0.41 Decimal
1891 ✓	5554	13931	4 Decimal

which is butted and bounded as follows :

North: House of Mrs. Basanti Roy. ✓

East : 23 ft wide CS metal Road .

West: Plot No-RS-1866 , LR-5555.

South : House of Palash Maji.

[Handwritten signature]

**SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNERS ALLOCATION)**

Allocation Of Flat

Name of landowner	Allocation
Mr. Jitendra Nath Roy	It is agreed by the developer that the LANDOWNERS will get in One Parking measuring area of 120 sq ft and Rs. 3,50,000/- (Three Lakh Fifty Thousand) only details are in given below.

Name of landowner	Flat	Area in Super built Up	Floor	Parking Space
Nimai Chandra Roy	Flat No-2A 3BHK	1280 sq ft	2nd Floor	One number of 120 sq ft car parking Space.

Payment Schedule of the Mr. Nimay Chandra Roy

<u>On the occasion of</u>	<u>Amount</u>
At the time of Advanced/notarized agreement	Rs.2,00,000/-
At the time of registered agreement	Rs.3,00,00/-
At the time of plinth label or foundation work complete	Rs.5,00,000/-
At the time of 1 st floor roof casting work complete	Rs.5,00,000/-
At the time of 2 nd floor roof casting work complete	Rs.5,00,000/-
At the time of 3 rd floor roof casting work complete	Rs.3,00,000/-

Total: 23,00,000/- (Rupees Twenty Three Lakh Only)

Name of landowner	Flat	Area in Super built Up	Floor	Parking Space
Susanta Roy	Flat No-1B 3BHK	1260 sq ft	1 st Floor	Not allotted

1) Payment Schedule of the Mr. Susanta Roy

<u>On the occasion of</u>	<u>Amount</u>
At the time of Advanced/notarized agreement	Rs.2,00,000/-
At the time of registered agreement	Rs.3,00,00/-
At the time of 1 st floor roof casting work complete	Rs.5,00,000/-
At the time of 2 nd floor roof casting work complete	Rs.5,00,000/-
At the time of 3 rd floor roof casting work complete	Rs.5,00,000/-
At the time of 4 th roof casting work complete	Rs. 2,00,000/-

Total : 22,00,000/- (Rupees Twenty two Lakh Only)

It is agreed by all the parties that in no case the LANDOWNERS shall have any right to claim any other consideration in any manner whatsoever except the above.

THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean all entire building including common facilities common parties 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.


ADP

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 Déveloper 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 12th day of August 2025 before the office of the ADSR Durgapur.

WITNESSES: -

1.

Bhakti Lal
8/0-Bhakti Lal
Durgapur - 12

2.

Joy Roy
Advocate, Durgapur Court

Jitendra Nath Roy

Himai Ch. Roy

Susanta Roy.
Signature of LANDOWNERS

AADI INFRA PROJECTS

Bisnu Roy
Proprietor

Signature of the Developer

Drafted by me and typed in my office

Joy Roy

Advocate, Durgapur Court

EN: F/595/562/2020

DETAILS OF IDENTIFIER WITH PHOTO

- 1. Name: Bhakta Pal
- 2. FATHER/HUSBAND/NAME: Baidynath Pal
- 3. OCCUPATION : Law Clerk
- 4. PARMANENT 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

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature *Jitendra Nath Roy*

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature *Nirmal Ch. Roy*

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature *Susanta Roy*

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature **AADI INFRAS PROJECTS**

AADI INFRAS PROJECTS
Proprietor

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



192025260206142478

GRN Details

GRN: 192025260206142478 Payment Mode: SBI Epay
GRN Date: 11/08/2025 14:50:19 Bank/Gateway: SBIEpay Payment Gateway
BRN: 2748479567137 BRN Date: 11/08/2025 15:08:43
Gateway Ref ID: SBIEY000000027484795 Method: State Bank of India CASH
GRIPS Payment ID: 110820252020614246 Payment Init. Date: 11/08/2025 14:50:19
Payment Status: Successful Payment Ref. No: 2002202973/1/2025-
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr AADI INFRA PROJECTS
Address: Durgapur-05
Mobile: 7908751059
Email: joyroy2005@gmail.com
Period From (dd/mm/yyyy): 11/08/2025
Period To (dd/mm/yyyy): 11/08/2025
Payment Ref ID: 2002202973/1/2025
Dept Ref ID/DRN: 2002202973/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002202973/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	2001
2	2002202973/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	48700
			Total	50701

IN WORDS: FIFTY THOUSAND SEVEN HUNDRED ONE ONLY.



Major Information of the Deed



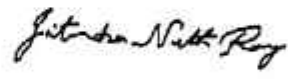





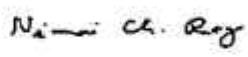
Deed No :	I-2306-08462/2025	Date of Registration	12/08/2025
Query No / Year	2306-2002202973/2025	Office where deed is registered	
Query Date	31/07/2025 6:21:01 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, 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], [4311] Other than Immovable Property, Receipt [Rs : 48,50,000/-]	
Set Forth value		Market Value	
		Rs. 45,62,420/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 7,011/- (Article:48(g))		Rs. 48,900/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Viringi Village Road, Mouza: Viringi, JI No: 119, Pin Code : 713213

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-5554 (RS :-1892)	LR-1469	Bastu	Bastu	1 Dec		4,84,848/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L2	LR-5554 (RS :-1891)	LR-13931	Bastu	Bastu	4 Dec		19,39,392/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L3	LR-5554 (RS :-1891)	LR-13781	Bastu	Bastu	4 Dec		19,39,392/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L4	LR-5554 (RS :-1890)	LR-13781	Bastu	Bastu	0.41 Dec		1,98,788/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
TOTAL :					9.41Dec	0 /-	45,62,420 /-	
Grand Total :					9.41Dec	0 /-	45,62,420 /-	



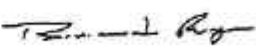
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Jitendra Nath Roy (Presentant) Son of Late Basanta Kumarroy Executed by: Self, Date of Execution: 12/08/2025 , Admitted by: Self, Date of Admission: 12/08/2025 ,Place : Office	 12/08/2025	 LTI 12/08/2025 Captured	 12/08/2025
Bhiringee, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: acxxxxx9b, Aadhaar No: 50xxxxxxxx3186, Status :Individual, Executed by: Self, Date of Execution: 12/08/2025 , Admitted by: Self, Date of Admission: 12/08/2025 ,Place : Office				
2	Mr Susanta Roy Son of Late Kiriti Bhusan Roy Executed by: Self, Date of Execution: 12/08/2025 , Admitted by: Self, Date of Admission: 12/08/2025 ,Place : Office	 12/08/2025	 LTI 12/08/2025 Captured	 12/08/2025
Bhiringee, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: avxxxxx9n, Aadhaar No: 93xxxxxxxx7952, Status :Individual, Executed by: Self, Date of Execution: 12/08/2025 , Admitted by: Self, Date of Admission: 12/08/2025 ,Place : Office				
3	Mr Nimai Chandra Roy Son of Late Basanta Kumar Roy Executed by: Self, Date of Execution: 12/08/2025 , Admitted by: Self, Date of Admission: 12/08/2025 ,Place : Office	 12/08/2025	 LTI 12/08/2025 Captured	 12/08/2025
Bhiringee, City:- Durgapur, P.O:- Bhiringee, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: acxxxxx3n, Aadhaar No: 46xxxxxxxx1781, Status :Individual, Executed by: Self, Date of Execution: 12/08/2025 , Admitted by: Self, Date of Admission: 12/08/2025 ,Place : Office				



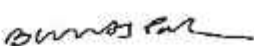
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AADI INFRA PROJECTS Stall No.-C-5, Near Junction Mall, City Centre, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 Date of Incorporation:XX-XX-1XX6 , PAN No.:: anxxxxxx0I,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 Biswajit Roy Son of Mr Kalidas Roy Date of Execution - 12/08/2025, , Admitted by: Self, Date of Admission: 12/08/2025, Place of Admission of Execution: Office		 Captured LTI 12/08/2025	 12/08/2025
	15/28 Nagarjun Road B Zone, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: anxxxxxx0I, Aadhaar No: 63xxxxxxxx5555 Status : Representative, Representative of : AADI INFRA PROJECTS (as proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Gourbazar, City:- Not Specified, P.O:- Gourbazar, P.S:-Faridpur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713377		 Captured	
	12/08/2025	12/08/2025	12/08/2025
Identifier Of Mr Jitendra Nath Roy, Mr Susanta Roy, Mr Nimal Chandra Roy, Mr Biswajit Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Jitendra Nath Roy	AADI INFRA PROJECTS-1 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Susanta Roy	AADI INFRA PROJECTS-4 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Nimal Chandra Roy	AADI INFRA PROJECTS-4 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Nimal Chandra Roy	AADI INFRA PROJECTS-0.41 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Viringi Village Road, Mouza: Viringi, JI No: 119, Pin Code : 713213

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5554, LR Khatian No:- 1469	Owner:ଶ୍ରୀକେଶ ନାଥ ରାୟ, Gurdian:ବନମାଳି , Address:ବିରଂଜି , Classification:ବାଗ, Area:0.01000000 Acre,	Mr Jitendra Nath Roy
L2	LR Plot No:- 5554, LR Khatian No:- 13931	Owner:ସୁମତୀ ରାୟ, Gurdian:କିଶୋରୀ କୁମାରୀ , Address:ବିରଂଜି , Classification:ବାଗ, Area:0.04000000 Acre,	Mr Susanta Roy
L3	LR Plot No:- 5554, LR Khatian No:- 13781	Owner:ନିମାୟ ଚନ୍ଦ୍ର ରାୟ, Gurdian:ବନମାଳି , Address:ବିରଂଜି , Classification:ବାଗ, Area:0.04410000 Acre,	Mr Nimai Chandra Roy
L4	LR Plot No:- 5554, LR Khatian No:- 13781	Owner:ନିମାୟ ଚନ୍ଦ୍ର ରାୟ, Gurdian:ବନମାଳି , Address:ବିରଂଜି , Classification:ବାଗ, Area:0.04410000 Acre,	Mr Nimai Chandra Roy

Endorsement For Deed Number : I - 230608462 / 2025

On 12-08-2025

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 15:20 hrs on 12-08-2025, at the Office of the A.D.S.R. DURGAPUR by Mr Jitendra Nath Roy , 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 45,62,420/-

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

Execution is admitted on 12/08/2025 by 1. Mr Jitendra Nath Roy, Son of Late Basanta Kumarroy , Bhiringee, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Retired Person, 2. Mr Susanta Roy, Son of Late Kirti Bhusan Roy, Bhiringee, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Retired Person, 3. Mr Nimai Chandra Roy, Son of Late Basanta Kumar Roy, Bhiringee, P.O: Bhiringee, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Retired Person

Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Gourbazar, P.O: Gourbazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713377, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 12-08-2025 by Mr Biswajit Roy, proprietor, AADI INFRA PROJECTS (Sole Proprietorship), Stall No.-C-5, Near Junction Mall, City Centre, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Gourbazar, P.O: Gourbazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713377, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 48,900.00/- (B = Rs 48,500.00/- ,E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 48,900/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/08/2025 3:08PM with Govt. Ref. No: 192025260206142478 on 11-08-2025, Amount Rs: 48,700/-, Bank: SBI EPay (SBIEPay), Ref. No. 2748479567137 on 11-08-2025, Head of Account 0030-03-104-001-16
Online on 12/08/2025 5:28PM with Govt. Ref. No: 192025260208715868 on 12-08-2025, Amount Rs: 200/-, Bank: SBI EPay (SBIEPay), Ref. No. 2925290066715 on 12-08-2025, Head of Account 0030-03-104-001-16

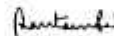
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 2,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1425, Amount: Rs.5,000.00/-, Date of Purchase: 11/08/2025, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/08/2025 3:08PM with Govt. Ref. No: 192025260206142478 on 11-08-2025, Amount Rs: 2,001/-, Bank: SBI EPay (SBIEPay), Ref. No. 2748479567137 on 11-08-2025, Head of Account 0030-02-103-003-02
Online on 12/08/2025 5:28PM with Govt. Ref. No: 192025260208715868 on 12-08-2025, Amount Rs: 10/-, Bank: SBI EPay (SBIEPay), Ref. No. 2925290066715 on 12-08-2025, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2025, Page from 161906 to 161928

being No 230608462 for the year 2025.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2025.08.18 14:28:09 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 18/08/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.