

8599

R 8494/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AT 504162

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

12 AUG 2025
DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTRATION OF DEVELOPMENT AGREEMENT

This Development Power Of Attorney made on the day,
month and year as written below.

Contd. Page-02

12-08-25
A.S.R. (S) 22/2024/25
[Signature]

Sl. No. 1528 Date 12/08/25
Sold to A/c to Infra Projects
Address 28/08
Value of Stamp 100
Date of Purchase of the stamp paper
from Treasury 07 AUG 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

12 AUG 2025

KNOW ALL MEN BY THESE PRESENTS THAT

We, [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.

DO HEREBY NOMINATE APPOINT AND CONSTITUTE

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.

And whereas the schedule below land originally belongs to the present LANDOWNER and they are owning, possessing and seizing the "First schedule property" without any encumbrances from any persons.

AND WHEREAS we have already entered with an agreement for development vide **Registered Development Agreement being no- 8462 of 2025** and by construction of a multi-storied building up to maximum limit consisting of so many flats, and garages, etc. by the Durgapur Municipal Corporation 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 Durgapur Municipal Corporation 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 Durgapur Municipal Corporation 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 Durgapur Municipal Corporation 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.

A handwritten signature and initials, possibly 'A.P.V.', are written in the bottom left corner of the page.

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 except landowners allocation.
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- **Registered Development Agreement being no- 8162 of 2025** 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 except landowners allocation.



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.

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 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.*

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 is 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 all the parties have executed on this 12th day of August 2025 before ADSR Durgapur.

Witnesses:

1.

Bhakti Pal
S/o - Binsyanti Pal
Durgapur Court - 16

Jitendra Nath Roy
Nimai Ch Roy
Susanta Roy.

SIGNATURE OF THE EXECUTANT

2. Joy Roy

Advocate, Durgapur court

AADI INFRA PROJECTS
Jitendra Nath Roy
Proprietor

Signature of our attorney duly
Attested by me

Jitendra Nath Roy
Nimai Ch Roy
Susanta Roy.

SIGNATURE OF THE EXECUTANT

Drafted and typed by me

Joy Roy
Advocate, Durgapur court
ENR/F/595/382/2020

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						




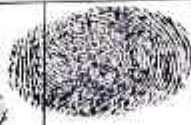







Date


IDENTIFIER SIGNATURE

FINGER PRINT & PHOTOCOPY

Left hand						 <i>Jitendra Nath Roy</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Jitendra Nath Roy*

Left hand						 <i>Nimai Ch. Roy</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Nimai Ch. Roy*

Left hand						 <i>Susanta Roy</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Susanta Roy*

Left hand						 <i>Biswanath Roy</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Biswanath Roy*

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



192025260208939168

GRN Details

GRN:	192025260208939168	Payment Mode:	SBI Epay
GRN Date:	12/08/2025 19:30:41	Bank/Gateway:	SBICPay Payment Gateway
BRN :	2036326991346	BRN Date:	12/08/2025 19:30:53
Gateway Ref ID:	CHU3188904	Method:	State Bank of India NB
GRIPS Payment ID:	120820252020893914	Payment Init. Date:	12/08/2025 19:30:41
Payment Status:	Successful	Payment Ref. No:	8002320747/5/2025

[Query No**/Query Year]

Depositor Details

Depositor's Name: Mr BISWAJIT ROY
Address: 15/28, NAGARJUN ROAD, B- ZONE
Mobile: 8250537504
Period From (dd/mm/yyyy): 12/08/2025
Period To (dd/mm/yyyy): 12/08/2025
Payment Ref ID: 8002320747/5/2025
Dept Ref ID/DRN: 8002320747/5/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8002320747/5/2025	Property Registration- Registration Fees	0030-03-104-001-16	200
Total				200

IN WORDS: TWO HUNDRED ONLY.



Major Information of the Deed



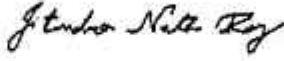





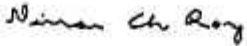
Deed No :	I-2306-08494/2025	Date of Registration	12/08/2025
Query No / Year	2306-8002320747/2025	Office where deed is registered	
Query Date	12/08/2025 5:40:10 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8250837504, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 45,62,420/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 200/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230608462/2025 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, 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 :-)	LR-1469	Bastu	Bastu	1 Dec		4,84,848/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L2	LR-5554 (RS :-)	LR-13931	Bastu	Bastu	4 Dec		19,39,392/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L3	LR-5554 (RS :-)	LR-13781	Bastu	Bastu	4 Dec		19,39,392/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L4	LR-5554 (RS :-)	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 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	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.:: acxxxxxx9b, Aadhaar No: 50xxxxxxx3186, Status :Individual, Executed by: Self, Date of Execution: 12/08/2025 , Admitted by: Self, Date of Admission: 12/08/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	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.:: avxxxxxx9n, Aadhaar No: 93xxxxxxx7952, Status :Individual, Executed by: Self, Date of Execution: 12/08/2025 , Admitted by: Self, Date of Admission: 12/08/2025 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	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.:: acxxxxxx3n, Aadhaar No: 46xxxxxxx1781, Status :Individual, Executed by: Self, Date of Execution: 12/08/2025 , Admitted by: Self, Date of Admission: 12/08/2025 ,Place : Office				



Attorney Details :

SI 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.:: anxxxxxx0l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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	 Aug 12 2025 7:25PM	 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.:: anxxxxxx0l, 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 Durgapur Court, City Centre, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216		 Captured	
	12/08/2025	12/08/2025	12/08/2025
Identifier Of Mr Jitendra Nath Roy, Mr Susanta Roy, Mr Nimai Chandra Roy, Mr Biswajit Roy			

Transfer of property for L1

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

Transfer of property for L2

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

Transfer of property for L3

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

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mr Nimai 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, 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:ଶ୍ରୀଜେନ ନାଥ ରାୟ, Gurdian:ବନସ୍ତ , Address:ମିଞ୍ଜ , Classification:ବାସ୍ତ, Area:0.01000000 Acre,	Mr Jitendra Nath Roy
L2	LR Plot No:- 5554, LR Khatian No:- 13931	Owner:ସୁସନ୍ତା ରାୟ, Gurdian:କିଶିନୀ ଦେବୀ, Address:ମିଞ୍ଜ , Classification:ବାସ୍ତ, Area:0.04000000 Acre,	Mr Susanta Roy
L3	LR Plot No:- 5554, LR Khatian No:- 13781	Owner:ନିମାୟ ଚନ୍ଦ୍ର ରାୟ, Gurdian:ବନସ୍ତ , Address:ମିଞ୍ଜ , Classification:ବାସ୍ତ, Area:0.04410000 Acre,	Mr Nimai Chandra Roy
L4	LR Plot No:- 5554, LR Khatian No:- 13781	Owner:ନିମାୟ ଚନ୍ଦ୍ର ରାୟ, Gurdian:ବନସ୍ତ , Address:ମିଞ୍ଜ , Classification:ବାସ୍ତ, Area:0.04410000 Acre,	Mr Nimai Chandra Roy

Endorsement For Deed Number : I - 230608494 / 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 19:11 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 Kiriti 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

Indetified by Mr Bhakta Pal, , Son of Mr Baldyanath Pal, Durgapur Court, City Centre, 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 12-08-2025 by Mr Biswajit Roy, proprietor, 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

Indetified by Mr Bhakta Pal, , Son of Mr Baldyanath Pal, Durgapur Court, City Centre, 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 200.00/- (E = Rs 200.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 200/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/08/2025 7:30PM with Govt. Ref. No: 192025260208939168 on 12-08-2025, Amount Rs: 200/-, Bank: SBI EPay (SBlePay), Ref. No. 2036326991346 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. 50/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 0/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1528, Amount: Rs.100.00/-, Date of Purchase: 12/08/2025, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/08/2025 7:30PM with Govt. Ref. No: 192025260208939168 on 12-08-2025, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 2036326991346 on 12-08-2025, Head of Account

Santanu Pal

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