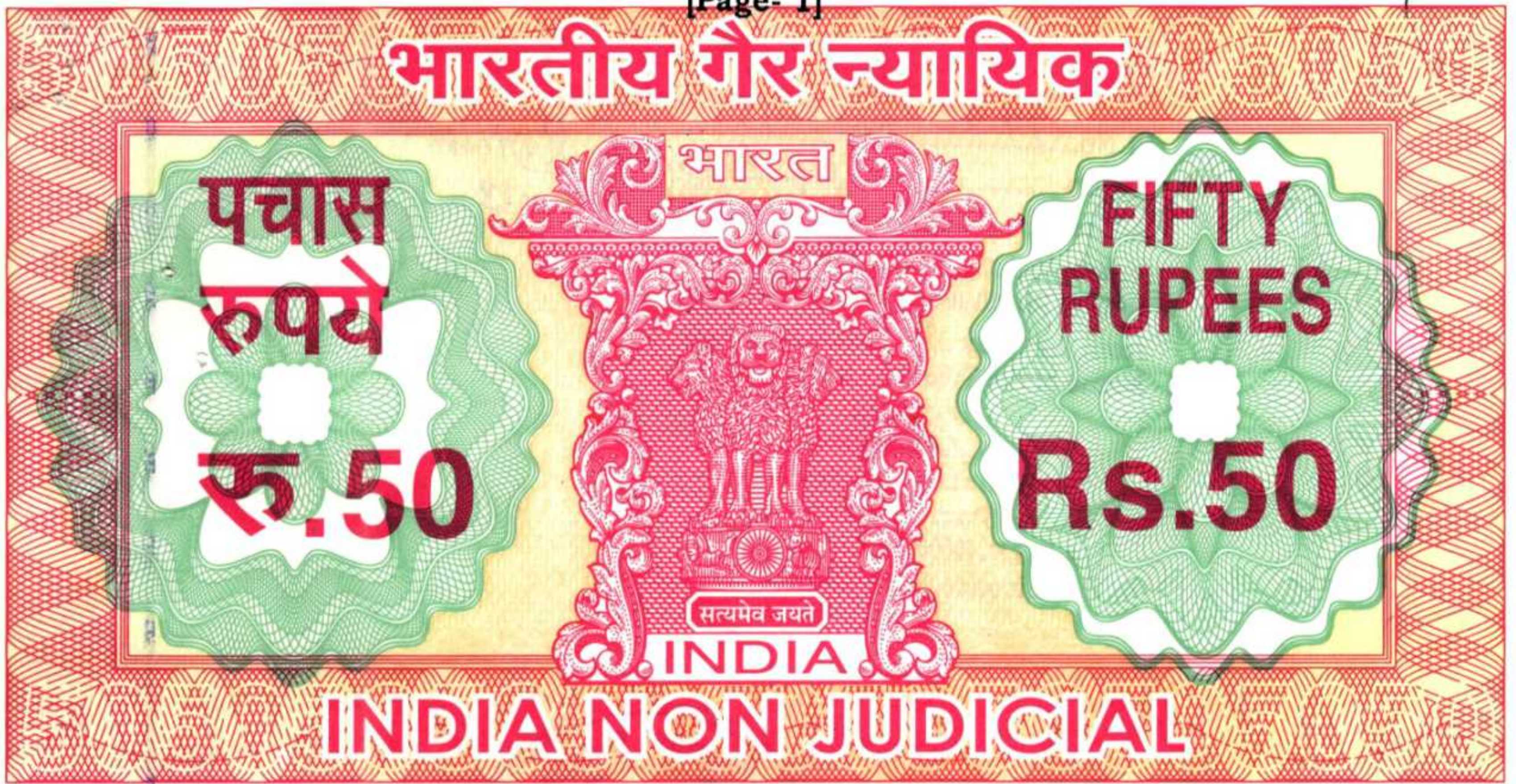


3766

[Page- 1]

R 3714.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AS 273244

Query No.: 8000927057/2026

GRN No.: 192026270028298318

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS WE, (1) **MR. VIJAY AGARWAL**, [PAN- ACIPA3420C], Son of Mr. Prahalad Rai Agarwal, By Faith: Hindu, by nationality Indian, by occupation- Business, (2) **MRS. KAVITA AGARWAL**, [PAN- ACAPA3200A], Daughter of Mr. Ashok Agarwal, Wife of Sri. Vijay Agarwal, By Faith: Hindu, by nationality Indian, by occupation- House wife, both are resident of: 16 No. Punjabi Gali, Subhas Pally, Benachity, City: Durgapur, P.O.: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, (3) **MRS. SUJATA MUKHERJEE**, [PAN- FUEPM6040K], Daughter of Mr. Dasurathi Bera, Wife of Mr. Dhrubajyoti Mukherjee, By Faith: Hindu, by nationality Indian, by occupation- House wife, resident of: Karanga Para 325, City: Durgapur, P.O.: Durgapur, P.S.- Coke Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713201, do hereby state and declare as follows:-

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

A.D.S.R. Durgapur
Paschim Bardhaman

30 APR 2026

Sl. No. 1793 Date 29/04/21
Sold to V. J. Agarwal & others.
Address Durgapur - 13
Value of Stamp 50
Date of Purchase of the stamp paper
from Treasury 07 APR 2026
Name of the Treasury from
Durgapur
Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17



✓

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

30 APR 2026

WHEREAS R.S. Plot No. 1633, corresponding L.R. Plot No- 2936 of Mouza- Gopinathpur, admeasuring an area 12 decimal was originally L.R. Recorded property of Mrs. Uma Banerjee @ Mrs. Uma Rani Bandopadhyay, Daughter of Late Sasanka Sekhar Mukherjee, Wife of Asim Kumar Banerjee @ Asim Kumar Bandyopadhyay, her L.R. Khatian No. is 1115, after that Mrs. Uma Banerjee @ Mrs. Uma Rani Bandopadhyay sold the same to present Landowner(s) i.e. Mr. Vijay Agarwal, Mrs. Kavita Agarwal & Mrs. Sujata Mukherjee, vide Deed No. I- 8735 for the year 2024 of A.D.S.R. Durgapur.

AND WHEREAS We the Raiyat of schedule mentioned land, entered into a Development Agreement with **"NILAYAM UDYOG" [PAN - AAXFN8588R]** (A Partnership Firm), having its office at - Holding No. 40/55, Ward No. 29, Sasanka Pally, P.O. Durgapur Sagarbhangha Colony, P.S.: Coke Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713211, hereinafter refereed to and called as the **"DEVELOPER"**, represented by its **Partners namely (1) MR. VIJAY AGARWAL, [PAN- ACIPA3420C]**, Son of Mr. Prahalad Rai Agarwal, By Faith: Hindu, by nationality Indian, by occupation- Business, resident of: 16 No Punjabi Gali, Subhas Pally, Benachity, City: Durgapur, P.O.: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, **(2) MRS. SUJATA MUKHERJEE, [PAN- FUEPM6040K]**, Daughter of Mr. Dasurathi Bera, Wife of Mr. Dhrubajyoti Mukherjee, By Faith: Hindu, by nationality Indian, by occupation- House wife, resident of: Karanga Para 325, City: Durgapur, P.O.: Durgapur, P.S.- Coke Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713201, and the same has been duly registered before the **A.D.S.R. Durgapur, vide deed no. I- 9649 for the year 2025, Serial No- 9759 for the year 2025, Volume No. 2306-2025.**

AND WHEREAS We, do hereby nominate, constitute and appoint, **"NILAYAM UDYOG" [PAN - AAXFN8588R]** (A Partnership Firm), having its office at - Holding No. 40/55, Ward No. 29, Sasanka Pally, P.O. Durgapur Sagarbhangha Colony, P.S.: Coke Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713211, hereinafter refereed to and called as the **"DEVELOPER"**, represented by its **Partners namely**





Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

30 APR 2026

(1) MR. VIJAY AGARWAL, [PAN- ACIPA3420C], Son of Mr. Prahalad Rai Agarwal, By Faith: Hindu, by nationality Indian, by occupation- Business, resident of: 16 No Punjabi Gali, Subhas Pally, Benachity, City: Durgapur, P.O.: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, **(2) MRS. SUJATA MUKHERJEE, [PAN- FUEPM6040K]**, Daughter of Mr. Dasurathi Bera, Wife of Mr. Dhrubajyoti Mukherjee, By Faith: Hindu, by nationality Indian, by occupation- House wife, resident of: Karanga Para 325, City: Durgapur, P.O.: Durgapur, P.S.- Coke Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713201, and as per development agreement has been duly registered before the **A.D.S.R. Durgapur, vide deed no. I- 9649 for the year 2025, Serial No- 9759 for the year 2025, Volume No. 2306-2025**, as our Lawful constituted Attorney to do and perform the following acts, deeds and things on our behalf in connection with our Landed property as mentioned in the schedule below either solely or jointly:

1. To manage and supervise the construction of multi storied building to be raised on our landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. "**NILAYAM UDYOG**".
2. To represent us before the concerned Registrar Office for registering, agreement for Sale/Sale/ lease/mortgage deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment /Parking Spaces etc of which will be constructed over and above our Landed Property mentioned in the schedule save and except that portion which is allotted in our favour through Development Agreement of **A A.D.S.R. Durgapur, vide deed no. I- 9649 for the year 2025, Serial No- 9759 for the year 2025, Volume No. 2306-2025**.
3. To book the flats/Apartments /Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developers.



4. To make, sign and verify all documentation, applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of our schedule mentioned property.
5. If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against the landowners or the developers in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in their behalf.
6. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
7. To appear before any office or authority of the Govt. or Durgapur Municipal Corporation or labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.
8. 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.
9. To apply for any type of connection either in the name of firm.
10. To enter into agreement for construction/ reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
11. 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.



12. To appear and act in all court 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.
13. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
14. 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.
15. To execute any affidavit or bond or any documents in favour of customer or office to the extend of developers allocated share.
16. To submit any application before electricity authority for purpose of electric connection or Water Connection for constructed of multi-storied building and flat therein.
17. 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.
18. To mortgage the Developer's allocation before any bank or financial institution for obtaining financial assistance for the Development project and present the same before appropriate authority for registration, whenever applicable to the extend to the developers allotted share .
19. To allow any tenancy or lease in respect of the Developer's Allocation of the project to third parties and present the same before appropriate authority for registration.
20. To execute any sale deed or agreement to sale in favour of developers customer or intending purchaser and to present any deed before respective registration office for purpose of Registration in respect of Developer allocation.



21. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.

AND we do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him/them.

That by virtue of this power of attorney our said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

This Power of Attorney is revocable after handing over the flats to the prospective buyers.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All That piece or parcel of Bastu Land admeasuring an area of **12 (Twelve) Decimal**, be the same, situated within **Mouza- Gopinathpur**, J.L. No. 85, Police Station: Coke Oven, Additional District Sub Registration Office- Durgapur, Dist.: Paschim Bardhaman, under Durgapur Municipal Corporation.

R.S. Plot No.	L.R. Plot No.	L.R. Khatian No.	Classification	Area in Decimal
1633	2936	10603	Bastu	4.2
1633	2936	10637	Bastu	4.2
1633	2936	10605	Bastu	3.6
Total Area of Land				12 (Twelve) Decimal

Entire Land is butted and bounded:

On the North : L.R. Plot No. 2933
On the South : L.R. Plot No. 2937
On the East : 30 Feet wide Sasanka Pally Road
On the West : L.R. Plot No. 2934 & 2935



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

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the **30th Day of April, 2026**, before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

① Apurba Saha
S/O Anur K. Saha
Vill - Punisha
P.S - Durgapur-7

[Signature]

Kavita Agarwal

[Signature]

EXECUTANT

② Sunu Kumar
S/O. Sunu Kumar
Vill - Anur, Dist -
P.S - Anur, Dist - Paschim

NILAYAM UDYOG

[Signature]
Partner

Signature of Representative of Attorney

[Signature]

Attested by one of the Executant

**Drafted by me and Typed at my office &
I read over & Explained in Mother Languages to all
Parties to this deed and all of them admit that the
Same has been correctly written as per their instruction.**

[Signature]

SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007.

DETAILS OF IDENTIFIER WITH PHOTO

1.	NAME (নাম)	APURBA SAIN
2.	FATHER NAME (পিতা)	ARUN KUMAR SAIN
3.	OCCUPATION (পেশা)	LAW CLARK

4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)

❖	VILLAGE/TOWN (গ্রাম)	VILLAGE- PURUSHA
❖	POST OFFICE (পোস্ট অফিস)	MAYABAZAR
❖	POLICE STATION (থানা)	DURGAPUR
❖	PIN CODE	713207
❖	DISTRICT (জেলা)	PASCHIM BARDHAMAN
❖	STATE (রাজ্য)	WEST BENGAL

5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা / দাতা গনকে সহিত সম্পর্ক) **OTHERS**

6. AADHAAR NO : 6484 8850 5039

7. VOTER ID : WEP1979665

আমি (শনাক্তকারী) Development Lawer of Attorney এ দলিলে (Query No.)
Vijay Agarwal বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।

I, Apurba Sain as identifier identifying the executants of the concerned deed

(Query No.) 8000 927057/2026

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Apurba Sain

IDENTIFIER SIGNATURE
(শনাক্তকারীর সাক্ষর)



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



192026270028298318

GRN Details

GRN:	192026270028298318	Payment Mode:	SBI Epay
GRN Date:	29/04/2026 16:49:26	Bank/Gateway:	SBlePay Payment Gateway
BRN :	2856415141117	BRN Date:	29/04/2026 16:50:15
Gateway Ref ID:	1196546499	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	290420262002829830	Payment Init. Date:	29/04/2026 16:49:26
Payment Status:	Successful	Payment Ref. No:	8000927057/3/2026

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr VIJAY AGARWAL
Address:	16 No.Punjabi Gally, Subhas Pally, Benachity, Durgapur-13
Mobile:	8101520165
Email:	nilayamudyog@gmail.com
Period From (dd/mm/yyyy):	29/04/2026
Period To (dd/mm/yyyy):	29/04/2026
Payment Ref ID:	8000927057/3/2026
Dept Ref ID/DRN:	8000927057/3/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount ()
1	8000927057/3/2026	Property Registration- Registration Fees	0030-03-104-001-16	200
2	8000927057/3/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				500

IN WORDS: FIVE HUNDRED ONLY.

SPECIMEN FORM FOR TEN FINGER PRINTS					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- 					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- Kavita Agarwal					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- 					


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WEP1877620




নির্বাচকের নাম : সুজাতা মুখার্জী
 Elector's Name : Sujata Mukherjee
 স্বামীর নাম : ধ্রুবজ্যোতি মুখার্জী
 Husband's Name : Dhrubojyoti Mukherjee
 লিঙ্গ/Sex : স্ত্রী/F
 জন্ম তারিখ : 07/04/1990
 Date of Birth : 07/04/1990

Sujata mukherjee

WEP1877620

ঠিকানা
 325, করঙ্গা পাড়া, দুর্গাপুর, কোকোভেন, বর্ধমান
 713201

Address:
 325, KARANGA PARA, DURGAPUR,
 COKEOVEN, BURDWAN- 713201



Date: 31/05/2015
 277-দুর্গাপুর পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 আধিকারিকের স্বাক্ষরের অনুকৃতি
 Facsimile Signature of the Electoral
 Registration Officer for
 277-Durgapur Paschim Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার জোড়ির লিটে নাম জোড়া ও একই
 নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট করে এই
 পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

2240606


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
 LJK4372801




নির্বাচকের নাম : বিজয় আগরওয়াল
 Elector's Name : Vijay Agarwal
 পিতার নাম : প্রহলাদরাই
 Father's Name : Prahaladrai Agarwal
 লিঙ্গ/Sex : পুরুষ/ M
 জন্ম তারিখ : 05/01/1974
 Date of Birth : 05/01/1974

LJK4372801
 ঠিকানা:
 C-16, পাঞ্জাবী গলি, সুভাস শাটী
 বেনাচিটি, দুর্গাপুর, বর্ধমান-713213

Address:
 C-16, PANJABI GALLY, SUBHAS
 PALLY, BENACHITY, DURGAPUR, BURDWA
 N-713213



Date: 26/11/2013
 277-দুর্গাপুর পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 অধিকারিকের স্বাক্ষরের অনুলিপি
**Facsimile Signature of the Electoral
 Registration Officer for
 277-Durgapur Paschim Constituency**

টিকাদার পরিবর্তন হলে লক্ষ্য করুন: নির্বাচক কেন্দ্রের নির্বাচক নিবন্ধন
 অধিকারিকের স্বাক্ষরের অনুলিপি
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Signature


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

LJK3109022




নির্বাচকের নাম : কবিতা আগরওয়াল
 Elector's Name : Kavita Agarwal
 স্বামীর নাম : বিজয় কুমার
 Husband's Name : Vijay Kumar Agarwal
 লিঙ্গ/Sex : ঔ/F
 জন্ম তারিখ : 05/11/1979
 Date of Birth : 05/11/1979

LJK3109022

ঠিকানা:
 পাঞ্জাবী গলি, সুভাষ
 পল্লী, বেনাচিটি, দুর্গাপুর, বর্ধমান-713213

Address:
 PANJABI GALLY, SUBHAS
 PALLY, BENACHITY, DURGAPUR, BURDWA
 N-713213

Date: 26/11/2013

277-দুর্গাপুর পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 অফিসারের স্বাক্ষরের অনুমতি

Facsimile Signature of the Electoral
 Registration Officer for
 277-Durgapur Paschim Constituency

গ্রহণের পরিকল্পনা করা হল। গ্রহণের তারিখের নির্দিষ্ট সময় মধ্যে এটি
 নথিভুক্ত করা হবে। পরিবর্তন সাপেক্ষে।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Kavita Agarwal



ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAXFN8588R

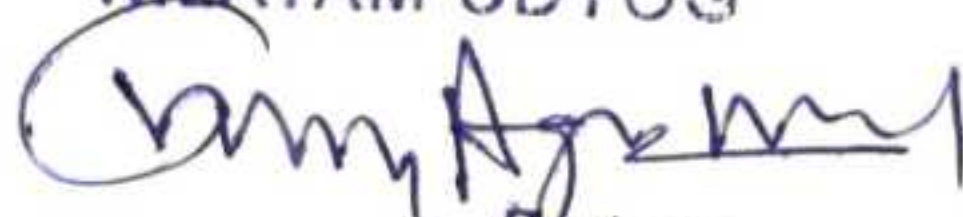
नाम / Name	NILAYAM UDYOG
निगमन/गठन की तारीख Date of Incorporation / Formation	20/02/2025
	
	Signature Not Verified Digitally signed by Income Tax Deptt. Date: 2025.02.25 09:26:41 IST

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".
संलग्न पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

-Cut-

आयकर विभाग INCOME TAX DEPARTMENT स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAXFN8588R नाम / Name NILAYAM UDYOG निगमन/गठन की तारीख Date of Incorporation/Formation 20/02/2025	भारत सरकार GOVT. OF INDIA 	इस कार्ड के खोने/पाने पर कृपया सूचित करें/जीटाएं: आयकर पैन सेवा इकाई, प्रोटीयन ईगव टेक्नोलॉजीज लिमिटेड (पूर्व में एनएसडीएल ई-गवर्नेंस इंफ्रास्ट्रक्चर लिमिटेड) चौथी मंजिल, सफ़ायर चैंबर, बानेर रोड, बानेर, पुणे - 411045 If this card is lost / someone's lost card is found, please inform / return to : Income Tax PAN Services Unit, Protean eGov Technologies Limited (formerly NSDL e-Governance Infrastructure Limited) 4th Floor, Sapphire Chambers, Baner Road, Baner, Pune - 411045 Tel: 91-20-2721 8080, e-mail: tininfo@proteantech.in
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

NILAYAM UDYOG

Partner

Major Information of the Deed

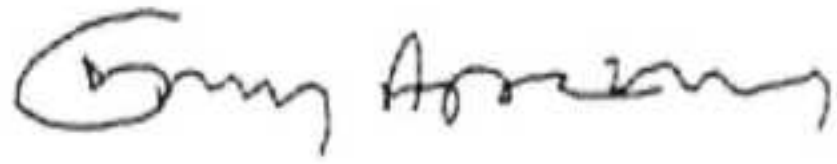
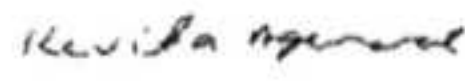
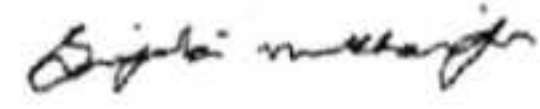
Deed No :	I-2306-03714/2026	Date of Registration	30/04/2026
Query No / Year	2306-8000927057/2026	Office where deed is registered	
Query Date	09/04/2026 4:49:12 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	S MUKHERJEE DURGAPUR,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8101891226, 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. 53,45,460/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 60/- (Article:48(g))		Rs. 400/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230609649/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Sasanka Pally Road, Mouza: Gopinathpur, Pin Code : 713201

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2936	LR-10603	Bastu	Bastu	4.2 Dec		18,70,911/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-2936	LR-10637	Bastu	Bastu	4.2 Dec		18,70,911/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-2936	LR-10605	Bastu	Bastu	3.6 Dec		16,03,638/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			12Dec	0 /-	53,45,460 /-	
	Grand Total :				12Dec	0 /-	53,45,460 /-	

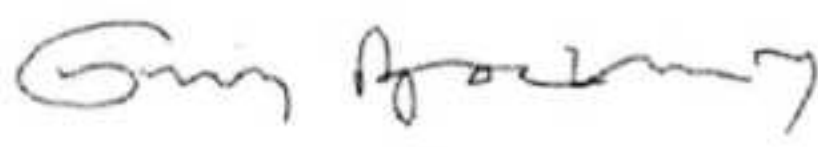
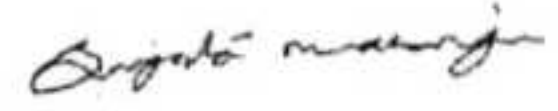
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr VIJAY AGARWAL (Presentant) Son of Mr PRAHALAD RAI AGARWAL Executed by: Self, Date of Execution: 30/04/2026 , Admitted by: Self, Date of Admission: 30/04/2026 ,Place : Office	Photo  30/04/2026	Finger Print  Captured LTI 30/04/2026	Signature  30/04/2026
16 No Punjabi Gali, Subhas Pally, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: ACxxxxxx0C, Aadhaar No: 98xxxxxxxx3560, Status :Individual, Executed by: Self, Date of Execution: 30/04/2026 , Admitted by: Self, Date of Admission: 30/04/2026 ,Place : Office				
2	Name Mrs KAVITA AGARWAL Wife of Mr VIJAY AGARWAL Executed by: Self, Date of Execution: 30/04/2026 , Admitted by: Self, Date of Admission: 30/04/2026 ,Place : Office	Photo  30/04/2026	Finger Print  Captured LTI 30/04/2026	Signature  30/04/2026
16 No. Punjabi Gali, Subhas Pally, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: ACxxxxxx0A, Aadhaar No: 73xxxxxxxx7609, Status :Individual, Executed by: Self, Date of Execution: 30/04/2026 , Admitted by: Self, Date of Admission: 30/04/2026 ,Place : Office				
3	Name Mrs SUJATA MUKHERJEE Wife of Mr DHRUBAJYOTI MUKHERJEE Executed by: Self, Date of Execution: 30/04/2026 , Admitted by: Self, Date of Admission: 30/04/2026 ,Place : Office	Photo  30/04/2026	Finger Print  Captured LTI 30/04/2026	Signature  30/04/2026
Karanga Para 325, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: FUxxxxxx0K, Aadhaar No: 48xxxxxxxx9465, Status :Individual, Executed by: Self, Date of Execution: 30/04/2026 , Admitted by: Self, Date of Admission: 30/04/2026 ,Place : Office				

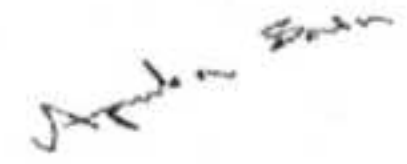
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NILAYAM UDYOG Holding No. 40/55, Ward No. 29, Sasanka Pally, City:- Durgapur, P.O:- Durgapur Sagarbhanga Colony, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr VIJAY AGARWAL Son of Mr PRAHALAD RAI AGARWAL Date of Execution - 30/04/2026, , Admitted by: Self, Date of Admission: 30/04/2026, Place of Admission of Execution: Office		 Captured	
	Apr 30 2026 3:27PM	LTI 30/04/2026	30/04/2026	
16 No Punjabi Gali, Subhas Pally, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: ACxxxxxx0C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NILAYAM UDYOG (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mrs SUJATA MUKHERJEE Wife of Mr DHRUBAJYOTI MUKHERJEE Date of Execution - 30/04/2026, , Admitted by: Self, Date of Admission: 30/04/2026, Place of Admission of Execution: Office		 Captured	
	Apr 30 2026 3:30PM	LTI 30/04/2026	30/04/2026	
Karanga Para 325, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: FUxxxxxx0K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NILAYAM UDYOG (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr APURBA SAIN Son of ARUN KUMAR SAIN PURUSHA, City:- , P.O:- MAYABAZAR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713207		 Captured	
30/04/2026	30/04/2026	30/04/2026	
Identifier Of Mr VIJAY AGARWAL, Mrs KAVITA AGARWAL, Mrs SUJATA MUKHERJEE, Mr VIJAY AGARWAL, Mrs SUJATA MUKHERJEE			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr VIJAY AGARWAL	NILAYAM UDYOG-4.2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs KAVITA AGARWAL	NILAYAM UDYOG-4.2 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUJATA MUKHERJEE	NILAYAM UDYOG-3.6 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Sasanka Pally Road, Mouza: Gopinathpur, Pin Code : 713201

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2936, LR Khatian No:- 10603	Owner:বিজয় আগরওয়াল, Gurdian:প্রদ্যুদ রাই আগরওয়াল, Address:নিজ , Classification:বাস্তু, Area:0.04200000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2936, LR Khatian No:- 10637	Owner:কবিতা আগরওয়াল , Gurdian:বিজয় আগরওয়াল, Address:নিজ , Classification:বাস্তু, Area:0.04200000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 2936, LR Khatian No:- 10605	Owner:সুজাতা মুখার্জী , Gurdian:সুব্রজ্যোতি মুখার্জী, Address:নিজ , Classification:বাস্তু, Area:0.03600000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 230603714 / 2026

On 30-04-2026

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 14:18 hrs on 30-04-2026, at the Office of the A.D.S.R. DURGAPUR by Mr VIJAY AGARWAL , 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 53,45,460/-

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

Execution is admitted on 30/04/2026 by 1. Mr VIJAY AGARWAL, Son of Mr PRAHALAD RAI AGARWAL, 16 No Punjabi Gali, Subhas Pally, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business, 2. Mrs KAVITA AGARWAL, Wife of Mr VIJAY AGARWAL, 16 No. Punjabi Gali, Subhas Pally, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession House wife, 3. Mrs SUJATA MUKHERJEE, Wife of Mr DHRUBAJYOTI MUKHERJEE, Karanga Para 325, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession House wife

Indetified by Mr APURBA SAIN, , Son of ARUN KUMAR SAIN, PURUSHA, P.O: MAYABAZAR, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713207, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 30-04-2026 by Mr VIJAY AGARWAL, PARTNER, NILAYAM UDYOG (Partnership Firm), Holding No. 40/55, Ward No. 29, Sasanka Pally, City:- Durgapur, P.O:- Durgapur Sagarbhanga Colony, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

Indetified by Mr APURBA SAIN, , Son of ARUN KUMAR SAIN, PURUSHA, P.O: MAYABAZAR, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713207, by caste Hindu, by profession Law Clerk

Execution is admitted on 30-04-2026 by Mrs SUJATA MUKHERJEE, PARTNER, NILAYAM UDYOG (Partnership Firm), Holding No. 40/55, Ward No. 29, Sasanka Pally, City:- Durgapur, P.O:- Durgapur Sagarbhanga Colony, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

Indetified by Mr APURBA SAIN, , Son of ARUN KUMAR SAIN, PURUSHA, P.O: MAYABAZAR, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713207, 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 29/04/2026 4:50PM with Govt. Ref. No: 192026270028298318 on 29-04-2026, Amount Rs: 200/-, Bank: SBI EPay (SBlePay), Ref. No. 2856415141117 on 29-04-2026, Head of Account 0030-03-104-001-16
Online on 30/04/2026 3:57PM with Govt. Ref. No: 192026270029294878 on 30-04-2026, Amount Rs: 200/-, Bank: SBI EPay (SBlePay), Ref. No. 3639457953223 on 30-04-2026, 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 50.00/-, by online = Rs 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1793, Amount: Rs.50.00/-, Date of Purchase: 29/04/2026, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 29/04/2026 4:50PM with Govt. Ref. No: 192026270028298318 on 29-04-2026, Amount Rs: 0/-, Bank: SBI

EPay (SBlePay), Ref. No. 2856415141117 on 29-04-2026, Head of Account

Online on 30/04/2026 3:57PM with Govt. Ref. No: 192026270029294878 on 30-04-2026, Amount Rs: 10/-, Bank: SBI

EPay (SBlePay), Ref. No. 3639457953223 on 30-04-2026, Head of Account 0030-02-103-003-02



Amaresh sah

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 87038 to 87059

being No 230603714 for the year 2026.



Digitally signed by Amaresh Sah
Date: 2026.05.04 14:47:59 +05:30
Reason: Digital Signing of Deed.

(Amaresh sah) 04/05/2026

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. DURGAPUR

West Bengal.