

7792/2023

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पश्चिम बंगाल WEST BENGAL

AK 476487

Certified that the document is submitted for registration. The signature sheet and the endorsement sheet's attached to this document are the part of this document.

2021, Dist. Sub Registrar
Naihati, North 24 Parganas

21 JUL 2023

DEVELOPMENT POWER OF ATTORNEY

This Deed of Development Power of Attorney is made on this 21st day of July, in the year of 2023 (Two Thousand Twenty-Three) in Christian Era.

Number 443165

5/0 late Netu Pada Gresh

Gangofy gresh

21 JUL 2023

Adm. Dist Sub Registrar
Maddur, North 24 Pannam

[Handwritten signature]



NOT NOTIFICATION & INFORMATION AND NOTICE
FOR THE PUBLIC AND THE PEOPLE
OF THE DISTRICT OF NORTH 24 PANNAM

575000

7 JUN 2023

For the District Registrar
For the District Registrar
For the District Registrar
For the District Registrar

2969
20/7/2023
ROYINERA BUILDPT
KAMPA
LTD
7 JUN 2023

(1.) **"ROY ENTERPRISE" (PAN- AAYFR0806R)**, a Partnership Firm, having its registered office at Vill & P.O- Kampa, P.S- Bizpur, Dist.- North 24 Parganas, PIN- 743193, represented by its Partners namely (1a.) Mr. **AJOY ROY** and (1b.) Mr. **BASUDEB ROY**, both are sons of Anukul Roy and resident of - vill- saradapally, P.O.- Kampa, P.S. Bizpur, Dist.- North 24 Parganas, pin - 743193, hereinafter called and referred as **"OWNER OF PART - A/ Appointer No. 1"** (which expression shall unless excluded by or expression shall unless excluded by or repugnant to the context be deemed to mean and includes its successors, executors, administrators, representatives and assigns) of the **FIRST PART**.

---AND---

(2.) Shri. **AJOY ROY (PAN- AMVPR6133J)**, Son of- Anukul Roy, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at village- Sarada pally, P. O- Kampa, P.S- Bizpur, PIN- 743193, Dist.- North 24 Parganas, West Bengal., hereinafter called and referred to as **"OWNER OF PART - B/ Appointer No. 2"** (which expression shall unless excluded by or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heir. Executor, administrators, representatives and assigns) of the **SECOND PART**.

---AND---

(3.) Shri. **BASUDEB ROY (PAN- AQSPR1310G)**, Son of- Anukul Roy, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at village- Sarada pally, P.O- Kampa, P.S- Bizpur, PIN- 743193, Dist.- North 24 Parganas, West Bengal, hereinafter called and referred to as **"OWNER OF PART - C/ Appointer No. 3"** (which expression shall unless excluded by or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heir. Executor, administrators, representatives and assigns) of the **THIRD PART**.

B. Roy

*** Establishment of the Title of Appointer No. 1 for "PART (A) LAND" in the First Schedule hereinafter written or mentioned ***

- I. **WHEREAS**, all that piece and parcel of Bastu landed property measuring more or less **32.31 Decimals** appertaining to R.S. & L.R. Dag No. 38 under L.R. Khatian No. 103 & 2439, J.L. No. 21 of Mouza- Kampa, under the limits of Kampa Chakla Gram Panchayat originally belonged to one a) Smt. **Santi Rani Biswas**, b) Smt. **Gopa Roy**, c) Smt. **Minu Singh**, d) Shri. **Subrata Biswas**, AND e) Shri. **Debabrata Biswas** who sold the said Bastu landed Property by the virtue of a Deed of Conveyance being No. **03015**, Mentioned in Book No. I, Vol No. 1507-2023, Page from 59807-59828 registered on 21/03/2023 at the office of A.D.S.R. Naihati, North 24 Parganas, West Bengal to Owner No. 1 hereinbefore mentioned.
- II. **WHEREAS**, all that piece and parcel of Bastu landed property measuring more or less **22.23 Decimals** appertaining to R.S. & L.R. Dag No. 38 under L.R. Khatian No. 338, J.L. No. 21 of Mouza- Kampa, under the limits of Kampa Chakla Gram Panchayat originally belonged to one a) Smt. **Kumkum Biswas**, b) Smt. **Munmun Das**, c) Smt. **Parul Biswas**, d) Shri. **Tanay Biswas**, e) Shri. **Subhomoy Biswas**, f) Smt. **Bani Rudra**, g) Smt. **Shibani Karmakar**, h) Shri. **Sujit Ghosh**, i) Smt. **Mayarani Saha**, j) Smt. **Sukla Biswas**, k) Smt. **Shilpa Biswas**, l) Smt. **Shampa Ghosh**, m) Smt. **Champa Sarkar**, n) Smt. **Pampa Saha**, o) Smt. **Shikha Nag**, p) Smt. **Anushila Singh**, q) Shri. **Krishna Chandra Biswas**, r) Shri. **Arup Biswas** who sold the said Bastu landed Property by the virtue of a Deed of Conveyance being No. **07156**, Mentioned in Book No. I, Vol No. 1507-2022, Page from 153589-153611 registered on 30/06/2022 at the office of A.D.S.R. Naihati, North 24 Parganas, West Bengal to Owner No. 1 hereinbefore mentioned.
- III. **WHEREAS**, all that piece and parcel of Bastu landed property measuring more or less **22.23 Decimals** appertaining to R.S. & L.R. Dag No. 38 under L.R. Khatian No. 338, J.L. No. 21 of Mouza- Kampa, under the limits of Kampa Chakla Gram Panchayat originally belonged to one a) Smt. **Kumkum Biswas**, b) Smt. **Munmun Das**, c) Smt. **Parul Biswas**, d) Shri. **Tanay Biswas**, e)

B. Roy

Shri. **Subhomoy Biswas**, f) Smt. **Bani Rudra**, g) Smt. **Shibani Karmakar**, h) Shri. **Sujit Ghosh**, i) Smt. **Mayarani Saha**, j) Smt. **Sukla Biswas**, k) Smt. **Shilpa Biswas**, l) Smt. **Shampa Ghosh**, m) Smt. **Champa Sarkar**, n) Smt. **Pampa Saha**, o) Smt. **Shikha Nag**, p) Smt. **Anushila Singh**, q) Shri. **Krishna Chandra Biswas**, r) Shri. **Arup Biswas** who sold the said Bastu landed Property by the virtue of a Deed of Conveyance being No. **07157**, Mentioned in Book No. I, Vol No. 1507-2022, Page from 153612-153634 registered on 30/06/2022 at the office of A.D.S.R. Naihati, North 24 Parganas, West Bengal to Owner No. 1 hereinbefore mentioned.

IV. **WHEREAS**, all that piece and parcel of Bastu landed property measuring more or less **7.54 Decimals** appertaining to R.S. & L.R. Dag No. 38 under L.R. Khatian No. 2940, J.L. No. 21 of Mouza- Kampa, under the limits of Kampa Chakla Gram Panchayat originally belonged to one Shri. **Prahlad Biswas** who sold the said Bastu landed Property by the virtue of a Deed of Conveyance being No. **12942**, Mentioned in Book No. I, Vol No. 1507-2022, Page from 265373-265388 registered on 08/12/2022 at the office of A.D.S.R. Naihati, North 24 Parganas, West Bengal to Owner No. 1 hereinbefore mentioned.

V. **WHEREAS**, all that piece and parcel of Two Bastu landed property in which one is measuring more or less **18.69 Decimals** appertaining to R.S. & L.R. Dag No. 38 under L.R. Khatian No. 323 & 2439 AND the another one is measuring more or less **13.62 Decimals** appertaining to R.S. & L.R. Dag No. 40 under L.R. Khatian No. 323 & 2439 both in J.L. No. 21 of Mouza- Kampa, under the limits of Kampa Chakla Gram Panchayat originally belonged to one a) Shri. **Arup Biswas**, b) Shri. **Avijit Biswas**, c) Smt. **Gita Biswas**, d) Shri. **Ramesh Chandra Biswas**, e) Shri. **Swapan Biswas**, f) Shri. **Sailen Biswas**, g) Shri. **Sukhan Biswas**, h) Smt. **Chhaya Biswas**, i) Smt. **Anita Mondal**, j) Smt. **Mita Paul**, k) Smt. **Rita Biswas** who sold the said Bastu landed Property by the virtue of a Deed of Conveyance being No. **03014**, Mentioned in Book No. I, Vol No. 1507-2023, Page from 60325-60351 registered on 21/03/2023 at the office of A.D.S.R. Naihati, North 24 Parganas, West Bengal to Owner No. 1 hereinbefore mentioned.

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VI. **AND WHEREAS**, after purchasing the aforesaid Bastu landed properties, the owner "ROY ENTERPRISE" duly mutated its name in the Settlement record before the B.L. & L.R.O Shyamnagar, Barrackpore- I vide L.R. Khatian No. 2926 and also recorded their name in the records of Kampa – Chakla Gram Panchayat.

*** Establishment of the Title of Appointer No. 2 for "PART (B) LAND" in the Second Schedule hereinafter written or mentioned**

*

I. **WHEREAS**, all that piece and parcel of Bastu landed property measuring more or less **71 Decimals** appertaining to R.S. & L.R. Dag No. 35 under L.R. Khatian No. 707, J.L. No. 21 of Mouza- Kampa, under the limits of Kampa Chakla Gram Panchayat originally belonged to one a) Smt. **Santa Ganguly**, b) Smt. **Soma Siman**, c) Smt. **Sumita Ganguly** who sold the said Bastu landed Property by the virtue of a Deed of Conveyance being No. **06497**, Mentioned in Book No. I, Vol No. 1507-2016, Page from 135892-135910 registered on 14/09/2016 at the office of A.D.S.R. Naihati, North 24 Parganas, West Bengal to Owner No. 2 hereinbefore mentioned.

II. **AND WHEREAS**, after purchasing the aforesaid Bastu landed properties, the owner "AJJOY ROY" duly mutated its name in the Settlement record before the B.L. & L.R.O Shyamnagar, Barrackpore- I vide L.R. Khatian No. 2232 and also recorded their name in the records of Kampa – Chakla Gram Panchayat.

*** Establishment of the Title of Appointer No. 3 for "PART (C) LAND" in the Third Schedule hereinafter written or mentioned ***

I. **WHEREAS**, all that piece and parcel of Bastu landed property measuring more or less **14 Decimals** appertaining to R.S. & L.R. Dag No. 35 under L.R. Khatian No. 622, J.L. No. 21 of Mouza- Kampa, under the limits of Kampa Chakla Gram Panchayat originally belonged to one a) Smt. **Jayati Ganguly**, b) Smt. **Joyeeta Nath**, c) Shri. **Joydeep Ganguly**

B. Roy

who sold the said Bastu landed Property by the virtue of a Deed of Conveyance being No. **05946**, Mentioned in Book No. I, Vol No. 1507-2017, Page from 109177-109195 registered on 04/08/2017 at the office of A.D.S.R. Naihati, North 24 Parganas, West Bengal to Owner No. 3 hereinbefore mentioned.

AND WHEREAS, after purchasing the aforesaid Bastu landed properties, the owner "BASUDEB ROY" duly mutated its name in the Settlement record before the B.L. & L.R.O Shyamnagar, Barrackpore-I vide L.R. Khatian No. 2705 and also recorded their name in the records of Kampa - Chakla Gram Panchayat

WHEREAS,

A. Now the appointers above named is the sole and absolute owner of **ALL THAT PIECE AND PARCEL OF** total Bastu landed property which is measuring more or less **168.62 Decimals** Comprised and Contained in **R.S. & L.R. Dag No. 38, 40 & 35** appertaining to L.R. Khatian No. 2962, 2232 & 2705 "All in J.L. No. 21 of Mouza- Kampa, under the limits of Kampa Chakla Gram Panchayat and within the jurisdiction of Bizpur Police Station and A.D.S.R. Office Naihati, North 24 Parganas, West Bengal." Which is more elaborately describe in below mentioned chart.

MOUZA	R.S & L.R. DAG NO.	L.R. KHATINA NO.	NATURE OF LAND	AREA OF THE LAND (DECIMALS)
KAMPA	38	2926	BASTU	103.00
KAMPA	40	2926	BASTU	13.62
KAMPA	35	2232	BASTU	38.00
KAMPA	35	2705	BASTU	14.00
			TOTAL LAND AREA	168.62

B. By a **Development Agreement** dated 21/07/2023, registered in Book No. I, being no 07750 for the year of 2023 at the office of the Additional District Sub - Registrar, Naihati, made between "**ROY ENTERPRISE**", "**AJOY ROY**" & "**BASUDEB ROY**", the Appointer No. 1, 2 & 3

subsequently therein referred to as the Owner of the part 1, 2 & 3 and **"ROY INFRABUILD PRIVATE LIMITED"**, therein referred to as the Developer of the other part, (hereinafter referred to as the "Said Development Agreement") the appointer herein have retained and appointed the said **"ROY INFRABUILD PRIVATE LIMITED"** as the Developer and have further entrusted to the said Developer the Development of the "said Plot of Land" by erecting new building complex on the term therein recorded as per plan sanctioned by Zilla Parishad, North 24 Parganas.

C. In pursuance of the said Development Agreement dated ²¹ /-07-/2023 the said Developer **"ROY INFRABUILD PRIVATE LIMITED"** having its registered office at - Vill & Post - Kampa, P.S. Bizpur, Dist. North 24 Parganas, Pin. 743129; and being represented by its directors (i) **AJOY ROY** and (ii) **BASUDEB ROY**, both are son of Anukul Roy, residing at Vill - Sarada Pally, Post - Kampa, P.S. Bizpur, Dist. North 24 Parganas, West Bengal, Pin. 743193; as its nominees for the purpose of grant of Power of Attorney by the Appointer herein for doing various acts deeds matters and things for the development of the "said Plot of Land" and/or construction of the proposed building complex as per the said Development Agreement.

D. The Appointer named have agreed and decided to retain appoint and constitute the said **"ROY INFRABUILD PRIVATE LIMITED"**, being represented by its directors, - (i) **AJOY ROY** and (ii) **BASUDEB ROY**, both are son of Anukul Roy, residing at Vill - Sarada Pally, Post - Kampa, P.S. Bizpur, Dist. North 24 Parganas, Pin. 743193; as my true and lawful attorney to act in my name and on my behalf and on my account and to do all or any of the acts deeds matter and things hereafter stated.

NOW KNOW WE ALL MEN BY THESE PRESENTS that the appointer above named do hereby make, nominate, constitute, retain and appoint and have made, nominated, constituted, retained and appointed the said **"ROY INFRABUILD PRIVATE LIMITED"**, being represented by

B. Roy

its Directors – (i) **AJOY ROY** and (ii) **BASUDEB ROY**, both are son of Anukul Roy, residing at Vill – Sarada Pally, Post – Kampa, P.S. Bizpur, Dist. North 24 Parganas, PIN. 743193 (hereinafter referred to as the said **"ATTORNEY"**) as its true and lawful attorney to act in its name, on its behalf and on its account and to do all or any of the act's deeds matter and things namely:

- a) To appear and represent the Appointer before the Zilla Parishad North 24 Parganas, Kampa – Chakla Gram Panchayat, Police authorities, Fire Brigade Authority, Electricity Authorities, Rural Land Ceiling Authorities and other Government authorities and/or departments, central or State in connection with the development of the said "said Plot of Land" and/or construction of the proposed residential building complex thereat and further to sign execute and deliver all necessary letter, statements, applications, declarations and other paper and documents and to do all acts, deed matters and things as the said Attorney shall think proper;
- b) To bear and pay land revenue, Panchayat taxes and other rates, taxes and outgoings on account and in respect of the "said Plot of Land" at the office of the Kampa – Chakla – Gram Panchayat and other concerned authorities and department and for the said purpose to sign, execute and deliver all papers and documents and to do all acts, deeds, matters and things as my said Attorney shall think proper;
- c) To do or cause to be done necessary measurement survey, soil testing and such other acts, at or upon the land comprised in the "said Plot of Land" as may from time to time be required for development of the "Said Plot of Land" and/or construction of the proposed building complex thereat and also as my said Attorney shall think proper.
- d) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevation and other specifications duly sanctioned and/or approved by the Zilla Parishad, Kampa – Chakla Gram Panchayat, Fire Brigade

B. Roy

authorities, Police Authorities and other Government authorities and/or department as may from time to time be necessary or required for the development of the "said Plot of land" and/or construction of the proposed residential building complex or other structure in or upon the land comprised in the "said Plot of Land" and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds, matters and things as my said Attorney shall think proper;

- e) To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility service, in or upon the "said Plot of Land" And/or the new building complex and other structure as may hereafter be erected and the same in such name or names as my said Attorney shall proper and for the said purpose to sing execute and deliver necessary applications, papers, letters, documents, declarations, undertaking and Bonds as also to do all acts deeds mattes and things as the said Attorney shall think proper;
- f) To undertake and carry out the construction of the proposed building complex as per the plan duly sanctioned approved by the Zilla Parishad and also Kampa - Chakla Gram Panchayat and for the said purpose to sign execute and deliver all papers and documents as also do all acts deed matters and things;
- g) To institute and/or prosecute all or any suits, appeals, revisions, writ petitions and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the "said Plot of Land" and/or construction of the proposed new building complex in or upon the land comprised in the "said Plot of Land" as per the Plan Duly sanctioned and approved and to do all acts deeds matters and things as my said Attorney shall think proper;
- h) To Defend and/or context all or any suits, appeals, revisions, applications and other litigations and legal proceeding civil or criminal in any court of law concerning or relating to the "said Plot of Land" and/or

S. R. Singh

construction of the proposed new building complex and for the said purpose to do all acts deeds matters and things as my said Attorney shall think proper;

- i) To Sign execute affirm and verify all plaints, written statements, affidavits, applications, writ petitions, applications, affidavits and other papers, and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations as my said Attorney shall think proper;
- j) To settle and/or compromise all or any disputes or difference and/or suits or litigations and other legal proceedings concerning or relating to the "said Plot of Land" and/or the development thereof and/or construction of the proposed new building complex thereat and the same on such terms and as my said Attorney shall think proper;
- k) To pay the sanction fee and other costs charges and expenses for obtaining the sanction and/or permission and/or clearance and No objection Certificates as also obtaining of public utility services;
- l) To retain and appoint Advocates and Lawyers for prosecuting and/or defending all or any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as our said Attorneys or either of them shall think proper;
- m) To retain and Appoint Architects, Engineers, Contractors, Masons, Mistries, Electricians, Plumbers and Chowkidars, Durwans, Security Guards and other employees or staff for carrying out the development of the "said Plots of Land" and/or construction of the proposed building complex thereat and the same for such salaries, wages, fees, remunerations or charges and on such terms and conditions as our said Attorneys or either of them shall think proper;
- n) To obtain loans, project loans and finance from Banks, Financial Institutions and other Parties for carrying out

development of "said Plots of Land" as also construction of the Proposed building complex thereat and further to secure the repayment thereof by creating charge or mortgage by deposit of title deeds in respect of the "said Plots of Land" and for the said purpose to sign, execute and deliver all deeds, documents and papers as also to do all deeds, acts, matter and things as our said Attorneys or either of them shall think proper;

- o) From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Zilla Parishad, North 24 Parganas as also Kampa Chakla Gram Panchayat and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as our said attorneys or either of them shall think proper;
- p) To Sell, transfer or otherwise dispose of the Flats and other spaces of the proposed residential Building Complex to be erected at the "said Plots of Land" and for the said purposes, to sign execute and deliver the Sale Deeds, Transfer Deeds, Lease Deeds and Other Deeds, Documents and Agreement as may from time to time be required as our said Attorney shall think proper AND THAT the said Appointer shall be entitled to get Owner's Allocation as per Clause - 3 and Schedule - B of the said Development Agreement;
- q) To appear before the appropriate Registration authorities and to present the Agreement for sale, Sale Deeds, lease Deeds, Transfer Deeds and other Deeds, Documents and Agreements after executing of the same and further to admit the exception of the same and do all acts, deeds matters and things for completion of Registration thereof and as our said Attorneys or either of them shall think proper;
- r) To receive realize and recover the amounts of earnest moneys and/or part payments and/or consideration moneys for and on account of sale and/or transfer of residential flats and other spaces of the proposed building complex and also to issue valid and effecting receipts and discharges for the same and for the said

B. R. B. J.

purpose to do all acts deed matters and things as our said Attorneys or either of them shall think proper;

- s) To retain and appoint one or more substitute or substitutes to carry out all or any of the act's deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as our said Attorney or either of them shall think proper;
- t) **AND GENERALLY**, to do all that is or may be necessary for carrying out the development of the "said Plots of Land" and/or construction of the proposed building complex thereat and as our said Attorney or either of them shall think proper;

AND, the appointer above named do hereby ratify and confirm and agreed to ratify and confirm all and whatsoever its said Attorney acting jointly or severally as aforesaid, lawfully do.

"THE FIRST SCHEDULE ABOVE REFERRED TO"
(PART "A" OF THE SAID LAND)

ALL THAT PIECE AND PARCEL OF "Two" Bastu landed property in which one is measuring more or less 103 DECIMALS Comprised and Contained in R.S. & L.R. Dag No. 38 appertaining to L.R. Khatian No. 2926 AND the another one is measuring more or less 13.62 Decimals appertaining to R.S. & L.R. Dag No. 40 appertaining to L.R. Khatian No. 2926 both in J.L. No. 21 of Mouza- Kampa, under the limits of Kampa Chakla Gram Panchayat and within the jurisdiction of Bizpur Police Station and A.D.S.R. Office Naihati, North 24 Parganas, West Bengal.

"THE SECOND SCHEDULE ABOVE REFERRED TO"
(PART "B" OF THE SAID LAND)

ALL THAT PIECE AND PARCEL OF Bastu landed property measuring more or less 38 Decimals appertaining to R.S. & L.R. Dag No. 35 under L.R. Khatian No. 2232, J.L. No. 21 of Mouza- Kampa, under the limits of Kampa Chakla Gram Panchayat and within the jurisdiction of Bizpur Police Station and A.D.S.R. Office Naihati, North 24 Parganas, West Bengal.

**"THE THIRD SCHEDULE ABOVE REFERRED TO"
(PART "C" OF THE SAID LAND)**

ALL THAT PIECE AND PARCEL OF Bastu landed property measuring more or less **14 Decimals** appertaining to R.S. & L.R. Dag No. 35 under L.R. Khatian No. 2705, J.L. No. 21 of Mouza- Kampa, under the limits of Kampa Chakla Gram Panchayat and within the jurisdiction of Bizpur Police Station and A.D.S.R. Office Naihati, North 24 Parganas, West Bengal.

**"SCHEDULE OF THE ENTIRE PROPERTY"
(PART- "A" + PART- "B" + PART- "C")**

ALL THAT PIECE AND PARCEL OF total Bastu landed property which is measuring more or less **168.62 Decimals** Comprised and Contained in **R.S. & L.R. Dag No. 38, 40 & 35** appertaining to L.R. Khatian No. 2962, 2232 & 2705 "All in J.L. No. 21 of Mouza- Kampa, under the limits of Kampa Chakla Gram Panchayat and within the jurisdiction of Bizpur Police Station and A.D.S.R. Office Naihati, North 24 Parganas, West Bengal." Which is more elaborately describe in below mentioned chart.

MOUZA	R.S & L.R. DAG NO.	L.R. KHATINA NO.	NATURE OF LAND	AREA OF THE LAND (DECIMALS)
KAMPA	38	2926	BASTU	103.00
KAMPA	40	2926	BASTU	13.62
KAMPA	35	2232	BASTU	38.00
KAMPA	35	2705	BASTU	14.00
			TOTAL LAND AREA	168.62

16 Anna property, which is Butted and Bounded as;

ON THE NORTH : GOVT. LAND DAG NO. 65, L/O. DAG NO. 35 & L/O. OWNER

ON THE SOUTH : L/O. DAG NOS. 33, 34, 42 & 43, H/O. ARUP BISWAS, H/O. BIRENDRA KUMAR THAKUR & H/O. PUNAM THAKUR TIWARI

ON THE EAST : PART OF LAND OF DAG NO. 40

ON THE WEST : 25 FEET WIDE PANCHAYET ROAD

IN WITNESSES WHEREOF the parties have hereunto put their respective hands and signatures on this Deed of Conveyance in the presence of the following witnesses on the day, month and year first above written.

Signed, sealed and delivered by the parties on this present day, month and year first mentioned.

Witnesses:

ROY ENTERPRISE
Ajoy Roy Bandel B
Partner Partner

.....
SIGNATURE OF Appointer No. 1
(Represented by its Partners)

1. Sanjoy Ghosh
Naihati

Ajoy Roy

.....
SIGNATURE OF Appointer No. 2

Bandel B

.....
SIGNATURE OF Appointer No. 3

2. Manoj K. Mandal
Naihati

ROY INFRABUILD PVT. LTD.

Ajoy Roy Bandel B
Director Director












.....
SIGNATURE OF THE DEVELOPER
(Represented by its Directors)

Buddhadeb Roy
SRI BUDDHADEB ROY
DEED WRITER
A.D.S.R. Office, Naihati
LIC No. DWXII-29

Contents read over and explained
To the parties in the vernacular
Herein and drafted by me:

UNDER RULE 44A OF THE I.R. ACT 1908












(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	
					<p>LEFT</p> 
THUMB	FORE	MIDDLE	RING	LITTLE	
					<p>RIGHT</p>

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	
					<p>LEFT</p> 
THUMB	FORE	MIDDLE	RING	LITTLE	
					<p>RIGHT</p>

All the above fingerprints are of the above named person and attested by the said person.

Banub R
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

Major Information of the Deed

Deed No :	I-1507-07789/2023	Date of Registration	21/07/2023
Query No / Year	1507-8001864931/2023	Office where deed is registered	
Query Date	21/07/2023 4:12:23 PM	A.D.S.R. NAIHATI, District: North 24-Parganas	
Applicant Name, Address & Other Details	B Roy Naihati, Thana : Naihati, District : North 24-Parganas, WEST BENGAL, PIN - 743165, Mobile No. : 8017591236, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 6,44,33,854/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150707750/2023		

Land Details :







District: North 24-Parganas, P.S:- Bijpur, Gram Panchayat: KAMPA-CHAKLA, Mouza: Kampa, Pin Code : 743193

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-38	LR-2926	Bastu	Bastu	103 Dec		4,04,62,160/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-40	LR-2926	Bastu	Bastu	13.62 Dec		53,50,433/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-35	LR-2232	Bastu	Bastu	38 Dec		1,49,27,787/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-35	LR-2705	Bastu	Bastu	14 Dec		36,66,474/-	Width of Approach Road: 25 Ft., , Project Name :
		TOTAL :			168.62Dec	0 /-	644,06,854 /-	
		Grand Total :			168.62Dec	0 /-	644,06,854 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	27,000 /-	

Principal Details :



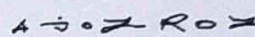






Sl No	Name, Address, Photo, Finger print and Signature			
1	ROY ENTERPRISE KAMPA, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743193 PAN No.:: AAxxxxxx6R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
2	Name Mr AJOY ROY (Presentant) Son of Mr ANUKUL ROY Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office	Photo  21/07/2023	Finger Print  LTI 21/07/2023	Signature  21/07/2023
	SARADAPALLY, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743193 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx3J, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office			
3	Name Mr BASUDEB ROY Son of Mr ANUKUL ROY Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office	Photo  21/07/2023	Finger Print  LTI 21/07/2023	Signature  21/07/2023

SARADAPALLY, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743193 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/07/2023
 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office



Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ROY INFRABUILD PRIVATE LIMITED SARADAPALLY, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743193 PAN No.:: AAxxxxxx3J,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 AJOY ROY Son of Mr ANUKUL ROY Date of Execution - 21/07/2023, , Admitted by: Self, Date of Admission: 21/07/2023, Place of Admission of Execution: Office	 Jul 21 2023 4:31PM	 LTI 21/07/2023	 21/07/2023
	SARADAPALLY, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN 743193, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx3J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ROY ENTERPRISE (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Mr BASUDEB ROY Son of Mr ANUKUL ROY Date of Execution - 21/07/2023, , Admitted by: Self, Date of Admission: 21/07/2023, Place of Admission of Execution: Office	 Jul 21 2023 4:34PM	 LTI 21/07/2023	 21/07/2023
	SARADA PALLY, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743193, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx0G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ROY ENTERPRISE (as PARTNER)			
3	Name	Photo	Finger Print	Signature
	Mr AJOY ROY Son of Mr ANUKUL ROY Date of Execution - 21/07/2023, , Admitted by: Self, Date of Admission: 21/07/2023, Place of Admission of Execution: Office	 Jul 21 2023 4:31PM	 LTI 21/07/2023	 21/07/2023

SARADA PALLY, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India,
PIN:- 743193, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:
AMxxxxxx3J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ROY
INFRABUILD PRIVATE LIMITED (as DIRECTOR)

Name	Photo	Finger Print	Signature
Mr BASUDEB ROY Son of Mr ANUKUL ROY Date of Execution - 21/07/2023, , Admitted by: Self, Date of Admission: 21/07/2023, Place of Admission of Execution: Office	 Jul 21 2023 4:34PM	 LTI 21/07/2023	 21/07/2023
SARADA PALLY, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743193, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AQxxxxxx0G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ROY INFRABUILD PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sanjay Ghosh Son of Late Netai Pada Ghosh Naihati, City:- , P.O:- Naihati, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165			
21/07/2023	21/07/2023	21/07/2023	21/07/2023
Identifier Of Mr AJAY ROY, Mr BASUDEB ROY, Mr AJAY ROY, Mr BASUDEB ROY, Mr AJAY ROY, Mr BASUDEB ROY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ROY ENTERPRISE	ROY INFRABUILD PRIVATE LIMITED-103 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	ROY ENTERPRISE	ROY INFRABUILD PRIVATE LIMITED-13.62 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr AJAY ROY	ROY INFRABUILD PRIVATE LIMITED-38 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr BASUDEB ROY	ROY INFRABUILD PRIVATE LIMITED-14 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ROY ENTERPRISE	ROY INFRABUILD PRIVATE LIMITED-33.33333300 Sq Ft
2	Mr AJAY ROY	ROY INFRABUILD PRIVATE LIMITED-33.33333300 Sq Ft
3	Mr BASUDEB ROY	ROY INFRABUILD PRIVATE LIMITED-33.33333300 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Bijpur, Gram Panchayat: KAMPA-CHAKLA, Mouza: Kampa, Pin Code : 743193

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 38, LR Khatian No:- 2926	Owner:রায় এন্টারপ্রাইজ , Gurdian:পক্ষে অজয় রায় ওবাসুদেব রায়, Address:নিজ , Classification:ডাঙ্গা, Area:1.03000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 40, LR Khatian No:- 2926	Owner:রায় এন্টারপ্রাইজ , Gurdian:পক্ষে অজয় রায় ওবাসুদেব রায়, Address:নিজ , Classification:ডাঙ্গা, Area:0.13620000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 35, LR Khatian No:- 2232	Owner:অজয় রায়, Gurdian:অনুকূল রায়, Address:নিজ , Classification:ডাঙ্গা, Area:0.38000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 35, LR Khatian No:- 2705	Owner:বাসুদেব রায়, Gurdian:অনুকূল , Address:নিজ , Classification:ডাঙ্গা, Area:0.14000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150707789 / 2023

On 21-07-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:42 hrs on 21-07-2023, at the Office of the A.D.S.R. NAIHATI by Mr AJOY 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 6,44,33,854/-

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

Execution is admitted on 21/07/2023 by 1. Mr AJOY ROY, Son of Mr ANUKUL ROY, SARADAPALLY, P.O: KAMPA, Thana: Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743193, by caste Hindu, by Profession Business, 2. Mr BASUDEB ROY, Son of Mr ANUKUL ROY, SARADAPALLY, P.O: KAMPA, Thana: Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743193, by caste Hindu, by Profession Business

Indetified by Mr Sanjay Ghosh, , Son of Late Netai Pada Ghosh, Naihati, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business

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

Execution is admitted on 21-07-2023 by Mr AJOY ROY, PARTNER, ROY ENTERPRISE, KAMPA, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743193

Indetified by Mr Sanjay Ghosh, , Son of Late Netai Pada Ghosh, Naihati, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business

Execution is admitted on 21-07-2023 by Mr BASUDEB ROY, PARTNER, ROY ENTERPRISE, KAMPA, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743193

Indetified by Mr Sanjay Ghosh, , Son of Late Netai Pada Ghosh, Naihati, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business

Execution is admitted on 21-07-2023 by Mr AJOY ROY, DIRECTOR, ROY INFRABUILD PRIVATE LIMITED, SARADAPALLY, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743193

Indetified by Mr Sanjay Ghosh, , Son of Late Netai Pada Ghosh, Naihati, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business

Execution is admitted on 21-07-2023 by Mr BASUDEB ROY, DIRECTOR, ROY INFRABUILD PRIVATE LIMITED, SARADAPALLY, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743193

Indetified by Mr Sanjay Ghosh, , Son of Late Netai Pada Ghosh, Naihati, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2469, Amount: Rs.100.00/-, Date of Purchase: 20/07/2023, Vendor name: S Samanta



Pranab Kumar Poddar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1507-2023, Page from 147477 to 147499

being No 150707789 for the year 2023.



Digitally signed by Pranab Kumar Poddar
Date: 2023.07.21 16:59:50 +05:30
Reason: Digital Signing of Deed.

(Pranab Kumar Poddar) 2023/07/21 04:59:50 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
West Bengal.

(This document is digitally signed.)