

Sl. 242/2026.

I- 238/26



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AZ 099712

(8)
 22/01/2026
 15:03 PM
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Q - 2324 8000 229620 / 2026

GRN:- 192026260449681118

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this documents are part of the Document.

[Handwritten signature]
 Addl. Dist. Sub-Registrar
 Kulti, Paschim Bardhaman

28 JAN 2026

(A)
 (Adv.)

DEVELOPMENT
 POWER OF ATTORNEY

Sl No. 1889 Date 27 JAN 2026
Sold to Kapest Housing
Address DGP 13
Value of Stamp 100 p
Date of Purchase of the Stamp Paper from Treasury 09 JAN 2026
Name of the Treasury from where Purchase:-Durgapur

Ram Prasad Banerjee
Stamp Vender
A.D.S.R. Office, Durgapur-18
Licence no-1/93



Addl. Dist. Sub-Registrar
Kulti, Paschim Bardhaman

28 JAN 2026

THIS DEVELOPMENT POWER OF ATTORNEY is made and executed on this 28th day of January, 2026.

BETWEEN

MR. ANAND KUMAR PANDEY, holding Permanent Account Number (PAN): AMMPP4146Q and Aadhaar No.: 8005-6180-8414, aged about 49 (forty-nine) years, son of Mr. Narendra Nath Pandey, residing at Narasingh Bandh, Mallick Para, Burnpur, within the jurisdiction of Asansol Municipal Corporation, P.O. Burnpur, P.S. Burnpur, District Paschim Bardhaman, West Bengal - 713325, by faith Hindu, by occupation Business, an Indian national;

(hereinafter referred to as the "OWNER" / "PRINCIPAL", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his heirs, legal representatives, executors, administrators, successors, nominees and permitted assigns), OF THE FIRST PART;

AND

"KAPIST HOUSING", a partnership firm, holding Permanent Account Number (PAN): AAZFK5341H, having its registered office at M-26, Dhunara Plot, Benachity, Durgapur, District Paschim Bardhaman, West Bengal - 713213, duly registered and validly subsisting under the provisions of the Indian Partnership Act, 1932, and engaged in the business of construction and real estate development, acting through its partners, namely:

MR. SANTOSH KUMAR AGARWAL, PAN: AENPA5072K, Aadhaar: 2231-5137-2511, aged about 57 (fifty-seven) years, son of Mr. Matadin Agarwal, residing at Patwari Bhawan, Annapurna Nagar, Benachity, within the jurisdiction of Durgapur Municipal Corporation,

District Paschim Bardhaman, West Bengal – 713213, by faith Hindu, by occupation Business, Indian national;

(b) MR. ARUN AGARWAL, PAN: AHYPA6797M, Aadhaar: 7082-3659-4652, aged about 50 (fifty) years, son of Mr. Matadin Agarwal, residing at Patwari Bhawan, Sani Mandir Gali, Benachity, within the jurisdiction of Durgapur Municipal Corporation, District Paschim Bardhaman, West Bengal – 713213, by faith Hindu, by occupation Business, Indian national;

(c) MR. ANIL GUPTA, PAN: AGUPG9129N, Aadhaar: 5650-3672-2293, aged about 61 (sixty-one) years, son of Mr. Hiralal Gupta, residing at 16/5, Annapurna Nagar, Benachity, within the jurisdiction of Durgapur Municipal Corporation, District Paschim Bardhaman, West Bengal – 713213, by faith Hindu, by occupation Business, Indian national;

(d) MR. AJIT GARAI, PAN: ARM PG3639G, Aadhaar: 3004-7495-2754, aged about 36 (thirty-six) years, son of Mr. Manik Garai, residing at Dhunara Plot, Pragati Sangha Football Maidan, within the jurisdiction of Durgapur Municipal Corporation, District Paschim Bardhaman, West Bengal – 713213, by faith Hindu, by occupation Business, Indian national; (e) MR. FUSHRAJ CHOUDHARY, PAN: AFPPC4396D, Aadhaar: 6978-1639-0047, aged about 46 (**forty-six**) years, son of **Mr.** Ganesh Choudhary, residing at 1B, Netaji Subhas Road, A-Zone, Durgapur, Pin – 713204 (Hereinafter collectively referred to as the 'DEVELOPER' (or 'ATTORNEY' where appropriate), and shall include its partners, successors, assigns, and legal representatives), OF THE SECOND PART.

(Adu.)

WHEREAS:

1. The Owner is the sole, absolute, and lawful owner of the immovable property more fully described in the Schedule hereunder written (the "Schedule Property"), having valid and marketable title thereto, free

from all encumbrances, charges, liens, claims, litigations, or third-party interests of any nature whatsoever, and is fully competent to deal with, develop, and execute transactions in respect of the same.

2. The Owner has entered into a Joint Development Agreement dated 28th day of January, duly registered before the office of the Additional District Sub-Registrar, Kulti, and recorded as Deed No. I- 225 of 2026 (the "Development Agreement"), with the Developer, whereby the Developer has been granted limited development rights in respect of the Schedule Property strictly in accordance with the terms, conditions, covenants, and allocation structure contained therein.
3. Under the Development Agreement, the Developer has agreed to undertake planning, funding, construction, and marketing of the Project entirely at its own cost and risk, and is entitled solely to the Developer's Allocation. For effective execution, the Owner has agreed to grant a limited, conditional, development-linked Power of Attorney, solely to enable the Developer to execute, sell, transfer, and register units within its allocation in strict conformity with the Development Agreement.
4. This Development Power of Attorney is executed solely in compliance with and in furtherance of the Development Agreement, and shall remain subordinate to, governed by, and co-terminus with the Development Agreement, while also remaining valid until all units in the Developer's Allocation are sold, transferred, and registered.

NOW THEREFORE THIS DEVELOPMENT POWER OF ATTORNEY
WITNESSETH AS FOLLOWS:

5. Appointment of Attorney: The Owner hereby nominates, constitutes, and appoints the Developer, namely "KAPIST HOUSING," acting through its partners as named hereinabove, as the true and lawful Attorney, solely and exclusively for the limited purposes of planning,

developing, constructing, marketing, selling, and transferring the Developer's Allocation, and for performing such acts as are expressly permitted under and strictly in accordance with the Development Agreement. This appointment is limited to the rights and an obligation granted under the Development Agreement and does not extend beyond the Developer's Allocation.

6. Nature and Scope of Authority: The authority conferred under this Power of Attorney is limited, conditional, non-exclusive, non-transferable, and purely agency-based. It is granted solely for purposes connected with the Project, including all development, construction, marketing, and sale activities of the Developer's Allocation. Nothing in this Power of Attorney shall create, convey, assign, or transfer any right, title, interest, estate, or encumbrance in favour of the Developer in respect of the Schedule Property or the Owner's Allocation.

7. No Transfer of Ownership: It is expressly declared that the Owner shall, at all times, remain the absolute owner of the Schedule Property, subject only to the limited development rights granted under the Development Agreement. Nothing contained in this Power of Attorney shall be construed as a sale, transfer, lease, mortgage, or alienation of the Schedule Property or the Owner's Allocation.

8. Developer's Allocation Only: The Developer, acting as Attorney of the Owner, shall be entitled to deal with, market, sell, transfer, and convey only the Developer's Allocation, together with the proportionate undivided share in land appurtenant thereto, strictly in the manner, on the terms, and to the extent provided in the Development Agreement, and in no case beyond the same.

9. Subordination Clause: This Development Power of Attorney shall be read as an instrument ancillary and incidental to the Development

Agreement. In the event of any inconsistency, contradiction, or ambiguity between this Power of Attorney and the Development Agreement, the terms of the Development Agreement shall prevail and govern to the extent of such inconsistency.

10. Conditional & Co-terminus Nature: This Power of Attorney shall remain valid only for the limited purposes of executing and completing the Developer's Allocation under the Development Agreement and shall automatically stand revoked upon: (a) Full sale, transfer, and registration of all units in the Developer's Allocation, or (b) Termination, cancellation, rescission, expiry, or completion of the Development Agreement.

The Power of Attorney shall continue to remain effective for acts necessary to complete the sale, transfer, and registration of all Developer's Allocation even after practical completion of construction, to ensure that the Developer can fully execute its rights under the Development Agreement.

R
(Adv) OPERATIVE POWERS OF ATTORNEY

The Owner hereby grants the Developer, acting through its partners as described herein, the following powers and authority strictly within the scope of the Joint Development Agreement (JDA) and limited to the Developer's Allocation:

11. Property Management & Preservation, to oversee, manage, administer, safeguard, and maintain the Schedule Property, including protection from encroachments, unauthorized occupation, damages, or any other risks, and to take all lawful actions necessary to preserve and protect the property for development purposes.
12. Approvals & Permissions, to prepare, submit, and obtain all permissions, sanctions, clearances, and No Objection Certificates

(NOCs) from all competent authorities, statutory or regulatory bodies, as required for the lawful development, construction, and sale of the Developer's Allocation.

13. Representation Before Authorities, to appear, represent, and act on behalf of the Owner before all authorities, offices, or bodies, including land revenue, municipal, urban development, RERA, taxation, and other statutory or quasi-judicial authorities, in connection with development, compliance, and related approvals.
14. Developer's Allocation Transactions, to negotiate, finalize, execute, register, and perform all acts necessary in respect of agreements, sale deeds, conveyances, or contracts for the Developer's Allocation, including proportionate undivided land shares, strictly in accordance with the JDA.
15. Receipt of Monies, to collect, receive, and issue valid receipts for all payments from purchasers of the Developer's Allocation, including advances, installments, and full consideration, and to deposit, account for, and utilize such funds exclusively for the development of the Project.
16. Appointment of Professionals & Workforce, to appoint, supervise, remunerate, reassign, or dismiss architects, engineers, surveyors, supervisors, masons, carpenters, plumbers, electricians, laborers, and other personnel required for execution of the Project.
17. Procurement of Materials & Equipment, to purchase, procure, and arrange for construction materials, equipment, and resources necessary for the development of the Schedule Property, on terms and conditions deemed fit by the Developer, ensuring compliance with applicable laws and the JDA.
18. Utility Connections & Compliance, to apply for, secure, and manage all utilities and infrastructure services, including water, electricity,

sewerage, drainage, fire safety, and other infrastructure, and to pay lawful taxes, fees, or charges associated with such services during development.

19. Execution of Conveyances & Sale Deeds, to execute, present for registration, and complete all conveyance deeds, lease agreements, or other transfer documents related to the Developer's Allocation, including rights, easements, and proportionate undivided shares, strictly in line with the JDA.
20. Acquisition or Requisition Matters, to act on behalf of the Owner in case of acquisition, requisition, or government claims, including filing objections, claiming compensation, receiving payments, and appointing legal representatives where necessary.
21. Representations to Authorities & Bodies, to make representations, submissions, or applications to any governmental, semi-governmental, or public authority, statutory body, or other entity regarding development, ownership, or lawful utilization of the Schedule Property, strictly within the JDA scope.
22. Recovery of Dues & Assets, to demand, sue for, recover, and receive all dues, rents, fees, or other assets related to the Developer's Allocation, issuing valid receipts and discharges as required.
23. Legal Proceedings & Litigation, to commence, defend, settle, compromise, and continue all legal proceedings, including suits, appeals, arbitrations, or claims in respect of the Developer's Allocation, including appointing advocates, signing Vakalatnamas, complaints, written statements, petitions, or other legal documents.
24. Dispute Settlement, to adjust, settle, or compromise disputes concerning the Developer's Allocation or related rights with any person, authority, or entity, in accordance with the JDA.

(A)
(Adv)

25. Developer's Allocation Handover, to deliver possession, hand over documents, and execute all necessary deeds in favor of intending purchasers of Developer's Allocation, including registration, transfer, and conveyance as per the JDA terms.
26. Decision-Making Authority, to make all decisions relating to planning, execution, marketing, and management of the Developer's Allocation, including minor modifications necessary for development, without prior consent for routine operational matters, but strictly within the limits of the JDA.
27. Compliance with Laws, to ensure that all development activities, marketing, and sale of Developer's Allocation are conducted in compliance with applicable laws, building regulations, and statutory requirements.
28. Acts Ancillary to Development, to do all other lawful acts, deeds, matters, and things necessary, incidental, or conducive to the development of the Schedule Property, including unforeseen requirements for lawful execution of the Project.
- (A)*
(Adv) 29. Subordination to JDA and Exclusion of Owner's Allocation, all powers, rights, and authorities conferred on the Developer under this Power of Attorney are strictly subordinate to the terms, conditions, and covenants of the Joint Development Agreement (JDA). Nothing in this Power of Attorney shall confer any right, title, interest, or control over the Owner's Allocation, which shall at all times remain the exclusive property of the Owner. Any act, transaction, or exercise of authority beyond the scope of the Developer's Allocation as defined in the JDA shall be null, void, and of no legal effect.
30. Conditional & Co-Terminus Authority, this Power of Attorney shall remain valid and fully effective solely for the purposes of executing, completing, marketing, selling, transferring, and registering all units

and portions within the Developer's Allocation. The authority granted hereunder shall automatically terminate and be deemed revoked only upon the full sale, transfer, and registration of all units and portions in the Developer's Allocation. Notwithstanding the termination, revocation, or expiry of the Development Agreement for any reason, this Power of Attorney shall continue to be operative to the extent necessary to complete the sale, transfer, and registration of any remaining Developer's Allocation, ensuring the Developer can fully exercise its rights under the Development Agreement until the Developer's Allocation is entirely disposed of.

31. Ratification Clause, the Owner ratifies and confirms all lawful acts performed by the Developer under this POA and agrees to be bound as if done personally by the Owner.
32. Signing Authority, the Developer is empowered to sign all agreements, deeds, and documents solely as Attorney in respect of Developer's Allocation, wherever permitted by law, for the purposes of the Project.
33. Ancillary Actions, to undertake any necessary actions, including filing applications, obtaining consents, approvals, or resolving unforeseen matters in connection with the Developer's Allocation, strictly in alignment with the JDA.
34. Financial Transactions, to open, operate, and close bank accounts, receive and make payments, and maintain records for executing the development project, including sale and transfer of Developer's Allocation.
35. Documentation & Records, to maintain and preserve all plans, permits, approvals, agreements, receipts, and records relating to the Developer's Allocation and the Project, and to submit them to authorities as required by law.

R
(A/W)

36. General Power, to do all lawful acts and things as may be necessary or incidental to the execution, completion, sale, marketing, and transfer of Developer's Allocation, strictly within the framework of the JDA and applicable laws.

37. Stamp Duty & Registration, the Owner confirms and undertakes that this Development Power of Attorney shall be executed on a non-judicial stamp paper of appropriate value in accordance with the provisions of the Indian Stamp Act, 1899 (and applicable State amendments), and shall be presented for registration before the competent Sub-Registrar's office. All costs, fees, stamp duty, registration charges, and incidental expenses payable in connection with the execution, stamping, and registration of this Power of Attorney shall be borne by the Developer.

38. Owner's Confirmation of No Encumbrance, the Owner hereby confirms and warrants that the Schedule Property is free from all mortgages, charges, liens, attachments, claims, litigations, or third-party rights of any nature whatsoever. The Owner further undertakes that it shall not create or permit any encumbrance, lease, or charge on the Schedule Property or the Owner's Allocation during the subsistence of this Power of Attorney that would affect the Developer's ability to exercise its powers with respect to the Developer's Allocation as granted herein.

39. RERA Compliance Clause, the Developer shall carry out all development, marketing, sale, transfer, and registration of the Developer's Allocation in strict compliance with the provisions of the Real Estate (Regulation and Development) Act, 2016 ("RERA") and the rules and regulations made thereunder, as applicable in West Bengal, including registration of the Project, disclosure of all necessary details, and issuance of occupancy/completion certificates, if required, to ensure full statutory compliance. The Owner authorizes the Developer

to take all actions necessary to comply with RERA obligations in respect of the Developer's Allocation.

40. Conflict Clause / Precedence, in the event of any conflict, inconsistency, or ambiguity between the terms of this Power of Attorney and the Development Agreement, the Development Agreement shall prevail. Notwithstanding the above, the powers conferred under this Power of Attorney shall remain fully operative to the extent necessary to implement the Developer's Allocation and complete all acts, sales, transfers, and registrations contemplated under the Development Agreement.

41. Signatures / Witness Authentication, this Power of Attorney shall be executed by the Owner in the presence of at least two witnesses, whose names, addresses, and signatures are set forth herein. The Owner's photograph, fingerprints of all fingers, and Aadhaar details shall be annexed hereto and form an integral part of this Power of Attorney. The Developer shall accept the execution of this Power of Attorney as sufficient authority to act on behalf of the Owner in respect of the Developer's Allocation.

(R)
(Adv.)

SCHEDULE OF PROPERTY

(Insert full land description exactly as per title deed & JDA)

All that piece and parcel of land situate, lying and being at Mouza - Benagorya, within Gram Panchayat - Rupnarayanpur, Police Station - Salanpur, District - Paschim Bardhaman, J.L. No. 37, PIN - 713364, within the jurisdiction of the concerned revenue and registration authorities, more fully described hereunder:

Land Particulars

Sl. No.	L.R. Plot No.	R.S. Plot No.	L.R. Khatian No.	Classification	Area
L1	511	195/340	13294	Other Commercial Usage	22 (Twenty Two) Decimals

Total Area of Land: 22 (Twenty-Two) Decimals, more or less.

- Width of approach road: 24 feet
- Road Type: Adjacent to metal (metalled) road
- Accessibility: Direct motorable access from public road

Nature & Possession

The Schedule Property is Other Commercial Usage land, peaceful, vacant except the existing structure mentioned above, free from encumbrances, and is in the lawful possession and enjoyment of the Landowner, with full rights to develop, construct, transfer, and otherwise deal with the same under this Joint Development Agreement.

DECLARATION:

The Owner hereby confirms that the photographs, fingerprints of all fingers of both hands, and Aadhaar authentication pages of the Owner form an integral part of this Power of Attorney and are annexed hereto. All such annexures shall be read together with this deed and shall have full legal effect as part of this Development Power of Attorney.

IN WITNESS WHEREOF, the Owner has executed this Development Power of Attorney on the day, month, and year first above written, in favor of the Developer, to be valid for the purposes and on, the terms set forth herein.

WITNESSES:

Ramnaval Gupta,
S/o Rajendra Gupta.
Residing at - Asansol Police Line,
Asansol, Pin - 713304.

SIGNATURE OF THE OWNER / PRINCIPAL:

Anand Kumar Pandey
(Mr. Anand Kumar Pandey)

Hemendra Kumar Beraud,
S/o Raghav Beraud
At: Magasid Road
Bursampur Pin - 713325

ACCEPTED BY THE ATTORNEY / DEVELOPER:

1> Santosh. K. Agnew
2> Abin Agarwal
Asif Gupta
3> Asitgorai
4> Anil Choudhary

(Kapist Housing, through its authorized partners)

Drafted by me as per instructions of the Parties hereto
Read over and Explained by me and
Prepared in my office: -

Ramnaval Gupta,
ADVOCATE
Mr. Ramnaval Gupta
Enrollment No: F4370/2021
Asansol Court, Paschim Bardhaman

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



Pandey

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature

Anand kumar Pandey

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
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ডান হাত Right Hand					



Santosh Kumar Agam

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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স্বাক্ষর
Signature

Santosh Kumar Agam

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
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ডান হাত Right Hand					



Anam Agam

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature

Anam Agam

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
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ডান হাত Right Hand					



Anil Gupta

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature

Anil Gupta

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
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ডান হাত Right Hand					



Arit Gora

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature

Arit Gora

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
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ডান হাত Right Hand					



Pabij Chakraborty

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature

Pabij Chakraborty

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : RAMNAVAL GUPTA
2. FATHER/ HUSBAND NAME : RAJENDRA GUPTA
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Advocate
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) STREET No. 8, ASANSOL POLICE LINE
POST OFFICE (পোস্ট অফিস) ASANSOL
POLICE STATION (থানা) ASANSOL SOUTH PIN 713304
DISTRICT(জেলা) PASCHIM BARDHAMAN STATE (রাজ্য) WEST BENGAL
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO 4605 4972 4329
PAN AX8PG2946R
EPIC NO _____

আমি (শনাক্তকারী) RAMNAVAL GUPTA অএ দলিলের (Query No.)
_____ বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, _____ as identifier identifying the executants
of the concerned deed (Query No.) _____.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						 <u>Ramnaval Gupta</u>
RIGHT HAND						

Ramnaval Gupta
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)



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



192025260449681118

GRN Details

GRN:	192025260449681118	Payment Mode:	SBI Epay
GRN Date:	28/01/2026 15:45:32	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9057837493922	BRN Date:	28/01/2026 15:46:14
Gateway Ref ID:	117806381668	Method:	State Bank of India UPI
GRIPS Payment ID:	280120262044968110	Payment Init. Date:	28/01/2026 15:45:32
Payment Status:	Successful	Payment Ref. No:	8000229620/5/2026

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr RAMNAVAL GUPTA
Address:	ASANSOL
Mobile:	8956490824
Period From (dd/mm/yyyy):	28/01/2026
Period To (dd/mm/yyyy):	28/01/2026
Payment Ref ID:	8000229620/5/2026
Dept Ref ID/DRN:	8000229620/5/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8000229620/5/2026	Property Registration- Registration Fees	0030-03-104-001-16	200
2	8000229620/5/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
			Total	500

IN WORDS: FIVE HUNDRED ONLY.



Major Information of the Deed



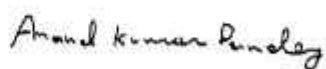
Deed No :	I-2324-00238/2026	Date of Registration	28/01/2026
Query No / Year	2324-8000229620/2026	Office where deed is registered	
Query Date	28/01/2026 3:05:25 PM	A.D.S.R. KULTI, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Ramnaval Gupta Asansol Police Line Asansol, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 8956490824, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,67,14,302/-		
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]:- 232400225/2026		

Land Details :

District: Paschim Bardhaman, P.S:- Salanpur, Gram Panchayat: RUPNARAYANPUR, Mouza: Benagorya, Pin Code : 713364

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-511	LR-13294	Other Commercial Usage Vastu	22 Dec	1/-	1,67,14,302/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				22Dec	1 /-	167,14,302 /-	

Principal Details :






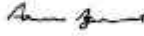
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr ANAND KUMAR PANDEY (Presentant) Son of Mr NARENDRA NATH PANDEY Executed by: Self, Date of Execution: 28/01/2026 , Admitted by: Self, Date of Admission: 28/01/2026 ,Place : Office	 28/01/2026	 LTI 28/01/2026	 28/01/2026



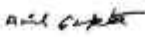


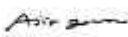


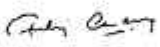
NARSINGHBANDH MALLICK PARA BURNPUR, City:- Asansol, P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: amxxxxxx6q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/01/2026 , Admitted by: Self, Date of Admission: 28/01/2026 ,Place : Office

Attorney Details :



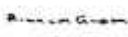
Sl No	Name,Address,Photo,Finger print and Signature
1	KAPIST HOUSING M-26 DHUNARA PLOT BENACHITY DURGAPUR, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 , PAN No.:: AAxxxxxx1H,Aadhaar No Not Provided. Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANTOSH KUMAR AGARWAL Son of Mr MATADIN AGARWAL Date of Execution - 28/01/2026, , Admitted by: Self, Date of Admission: 28/01/2026, Place of Admission of Execution: Office		 Captured LTI 28/01/2026	 28/01/2026
	PATWARI BHAWAN ANNAPURNA NAGAR 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, , PAN No.:: AExxxxxx2K,Aadhaar No Not Provided Status : Representative, Representative of : KAPIST HOUSING (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Mr ARUN AGARWAL Son of Mr MATADIN AGARWAL Date of Execution - 28/01/2026, , Admitted by: Self, Date of Admission: 28/01/2026, Place of Admission of Execution: Office		 Captured LTI 28/01/2026	 28/01/2026
	PATWARI BHAWAN SANI MANDIR GALI 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, , PAN No.:: AHxxxxxx7M,Aadhaar No Not Provided Status : Representative, Representative of : KAPIST HOUSING (as PARTNER)			

3	Name	Photo	Finger Print	Signature
	Mr ANIL GUPTA Son of Mr HIRALAL GUPTA Date of Execution - 28/01/2026, , Admitted by: Self, Date of Admission: 28/01/2026, Place of Admission of Execution: Office		 Captured	 28/01/2026
	16/5 ANNAPURNA NAGAR 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, , PAN No.: agxxxxx9n,Aadhaar No Not Provided Status : Representative, Representative of : KAPIST HOUSING (as PARTNER)			
4	Name	Photo	Finger Print	Signature
	Mr AJIT GARAI Son of Mr MANIK GARAI Date of Execution - 28/01/2026, , Admitted by: Self, Date of Admission: 28/01/2026, Place of Admission of Execution: Office		 Captured	 28/01/2026
	DHUNURA PLOT PRAGATI SENGHA FOOTBALL MAIDAN DURGAPUR, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: arxxxxx9g,Aadhaar No Not Provided Status : Representative, Representative of : KAPIST HOUSING (as PARTNER)			
5	Name	Photo	Finger Print	Signature
	Mr FUSHRAJ CHOUDHARY Son of Mr GANESH CHOUDHARY Date of Execution - 28/01/2026, , Admitted by: Self, Date of Admission: 28/01/2026, Place of Admission of Execution: Office		 Captured	 28/01/2026
	1B, NETAJI SUBHAS ROAD, A- ZONE, DURGAPUR, 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, , PAN No.: AFxxxxxx6D,Aadhaar No Not Provided Status : Representative, Representative of : KAPIST HOUSING (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ramnaval Gupta Son of Mr Rajendra Gupta Street No 8 Asansol Police Line Asansol, City:- Asansol, P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304		 Captured	 28/01/2026
Identifier Of Mr ANAND KUMAR PANDEY, Mr SANTOSH KUMAR AGARWAL, Mr ARUN AGARWAL, Mr ANIL GUPTA, Mr AJIT GARAI, Mr FUSHRAJ CHOUDHARY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ANAND KUMAR PANDEY	KAPIST HOUSING-22 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Salanpur, Gram Panchayat: RUPNARAYANPUR, Mouza: Benagorya, Pin Code : 713364

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 511, LR Khatian No:- 13294	Owner:अनन कुमल पांडे, Gurdian:शुभाशुभा पांडे, Address:बिजु, Classification:बख, Area:0.22000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 232400238 / 2026

On 28-01-2026

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

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

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

Presented for registration at 16:01 hrs on 28-01-2026, at the Office of the A.D.S.R, KULTI by Mr ANAND KUMAR PANDEY ,Executant.

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 1,67,14,302/-

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

Execution is admitted on 28/01/2026 by Mr ANAND KUMAR PANDEY, Son of Mr NARENDRA NATH PANDEY, NARSINGHBANDH MALLICK PARA BURNPUR, P.O: BURNPUR, Thana: Hrapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Others

Indetified by Mr Ramnaval Gupta, , Son of Mr Rajendra Gupta, Street No 8 Asansol Police Line Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-01-2026 by Mr SANTOSH KUMAR AGARWAL, PARTNER, KAPIST HOUSING, M-26 DHUNARA PLOT BENACHITY DURGAPUR, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Ramnaval Gupta, , Son of Mr Rajendra Gupta, Street No 8 Asansol Police Line Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Advocate

Execution is admitted on 28-01-2026 by Mr ARUN AGARWAL, PARTNER, KAPIST HOUSING, M-26 DHUNARA PLOT BENACHITY DURGAPUR, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Ramnaval Gupta, , Son of Mr Rajendra Gupta, Street No 8 Asansol Police Line Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Advocate

Execution is admitted on 28-01-2026 by Mr ANIL GUPTA, PARTNER, KAPIST HOUSING, M-26 DHUNARA PLOT BENACHITY DURGAPUR, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Ramnaval Gupta, , Son of Mr Rajendra Gupta, Street No 8 Asansol Police Line Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Advocate

Execution is admitted on 28-01-2026 by Mr AJIT GARAI, PARTNER, KAPIST HOUSING, M-26 DHUNARA PLOT BENACHITY DURGAPUR, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Ramnaval Gupta, , Son of Mr Rajendra Gupta, Street No 8 Asansol Police Line Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Advocate

Execution is admitted on 28-01-2026 by Mr FUSHRAJ CHOUDHARY, PARTNER, KAPIST HOUSING, M-26 DHUNARA PLOT BENACHITY DURGAPUR, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Ramnaval Gupta, , Son of Mr Rajendra Gupta, Street No 8 Asansol Police Line Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Advocate

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 28/01/2026 3:46PM with Govt. Ref. No: 192025260449681118 on 28-01-2026, Amount Rs: 200/-, Bank: SBI EPay (SBIPay), Ref. No. 9057837493922 on 28-01-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

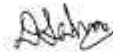
Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1889, Amount: Rs.100.00/-, Date of Purchase: 27/01/2026, Vendor name: R K Banerjee

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/01/2026 3:46PM with Govt. Ref. No: 192025260449681118 on 28-01-2026, Amount Rs: 0/-, Bank: SBI EPay (SBIPay), Ref. No. 9057837493922 on 28-01-2026, Head of Account



Debasish Sahoo
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2324-2026, Page from 8327 to 8351
being No 232400238 for the year 2026.



Debasish

Digitally signed by DEBASISH SAHOO
Date: 2026.02.11 17:00:25 +05:30
Reason: Digital Signing of Deed.

(Debasish Sahoo) 11/02/2026
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
West Bengal.