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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 570807

Sanjay Chitlangia
Suman Chitlangia

Jury Chitlangia
Mishra
Sonali Saha

Advy. Sarda

Prishankar Choudhury
Dipti K. Choudhury

Arundhan Roy an Choudhury

PRM REAL ESTATE PVT. LTD.

Jayven
Authorised Signatory

cam: 8-1280317/24
24.05.2024
1218 PL

DEVELOPMENT POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

THIS DEVELOPMENT POWER OF ATTORNEY IS MADE ON THIS THE 24th DAY OF MAY, 2024 AT MALDA.

The endorsement attached with this deed are part of the document.

[Signature]

Registrar, Malda
U/s 7(2) of the Registration Act.

24 MAY 2024

[Signature]

132 09/05/2024 1007
PRM Real Estate Pvt. Ltd.
Jeevandeep Building, 4th Floor, Salugara.
Bhaktinagar Jalpaiguri

Sadar Office, Malda
Signature

Manoranjan Poddar

MANORANTAN PODDAR
Sadar Stamp Vendor, Malda
Licence No. 73 Cole No 15



Registrar, Malda
U/s 7(2) of the Registration Act.

2024 MAY 2
2 MAY 2024

2024 MAY 2

Sanjay Chitlangia
Suman Chitlangia

Sunny Chitlangia
Mili Saha
Sonali Saha

2

Aditya Sarde

Krishnendu Narayan Choudhury
Dibyendra Narayan Choudhury
Amundon Narayan Choudhury

PRM REAL ESTATE PVT. LTD.

Sanjay verma
Authorised Signatory

BY:

1. **MR. SANJAY CHITLANGIA** (having PAN **ABZPC5672L** and Aadhaar No. **7101 8861 1578**) Son of Mr. Kedar Nath Chitlangia, Indian by citizen, Hindu by faith, Business by occupation, resident of South Baluchar, Marwari Patty Lane, P.S. English Bazar, Post Office Malda, PIN 732101, West Bengal.
2. **MRS. SUMAN CHITLANGIA** (having PAN **ACIPC6415F** and Aadhaar No. **9808 5318 4690**) Wife of Mr. Sanjay Chitlangia, Indian by citizen, Hindu by faith, Housewife by occupation, resident of South Baluchar, Marwari Patty Lane, P.S. English Bazar, Post Office Malda, PIN 732101, West Bengal.
3. **MR. SUNNY CHITLANGIA** (having PAN **BADPC0587L** and Aadhaar No. **6287 7954 7192**) Son of Mr. Sanjay Chitlangia, Indian by citizen, Hindu by faith, Business by occupation, resident of South Baluchar, Marwari Patty Lane, P.S. English Bazar, Post Office Malda, PIN 732101, West Bengal.
4. **MRS. MILI SAHA** (having PAN **AKOPS7630N** and Aadhaar No. **3810 8375 8068**) wife of Mr. Gobinda Saha, Indian by Citizen, Hindu by Faith, Housewife by Occupation, resident of Vibekananda Pally, Post office Malda, Police Station English Bazar, District Malda, PIN 732101, West Bengal.
5. **MRS. SONALI SAHA** (having PAN **AZHPC7004N** and Aadhaar No. **9995 9821 0025**) wife of Mr. Netai Saha, Indian by Citizen, Hindu by Faith, Housewife by Occupation, resident of K.J. Sannayal Road, Post office Malda, Police Station English Bazar, District Malda, PIN 732101, West Bengal.
6. **MR. ADITYA SARDA** (having PAN **CWGPS7911E** and Aadhaar No. **2663 9962 9780**) Son of Mahesh Kumar Sarde, Indian by Citizen, Hindu by faith, Business by Occupation, resident of Golapatti Bandh Road, Post office Malda, Police Station English Bazar, District Malda, PIN 732101, West Bengal.
7. **MR. KRISHNENDU NARAYAN CHOUDHURY** (having PAN **ABYPC8431A** and Aadhaar No. **5156 8907 9234**) Son of Late Manindra Narayan Choudhury, Indian by Citizen, Hindu by faith, Advocate by Occupation, resident of Beltolla House, Golapatti Bye Lane, Post office Malda, Police Station English Bazar, District Malda, PIN 732101, West Bengal.
8. **MR. DIBYENDRA NARAYAN CHOUDHURY** (having PAN **ACJPC0377P** and Aadhaar No. **2431 8305 6269**) Son of Late Jadabendra Narayan Choudhury, Indian by Citizen, Hindu by faith, Advocate by Occupation, resident of Beltolla House, Golapatti Bye Lane, Post office Malda, Police Station English Bazar, District Malda, PIN 732101, West Bengal.

Sanjay verma

Sanjay Chitlangia
Suman Chitlangia

Sunny Chitlangia
Mihir Saha
Sochi Saha

3

Aditya Sarda

Rishi Chandra Narayan Choudhury
Dipak N. Choudhury
Arun Narayan Choudhury

PRM REAL ESTATE PVT. LTD.

Ajay Verma
Authorized Signatory

9. **MR. ARUNENDRA NARAYAN CHOUDHURY** (having PAN ACJPC0374Q and Aadhaar No. 5516 1240 3185) Son of Late Jadabendra Narayan Choudhury, Indian by Citizen, Hindu by faith, Advocate by Occupation, resident of Beltolla House, Golapatti Bye Lane, Post office Malda, Police Station English Bazar, District Malda, PIN 732101, West Bengal

All are hereinafter referred and called the "PRINCIPALS"

TO:

PRM REAL ESTATE PRIVATE LIMITED (having CIN U70101WB2007PTC112485) (PAN AACCV4148F), a private limited company governed by the provisions of the Companies Act, 2013, having its registered office at Jeevandeep Complex, 4th Mile, Sevoke Road, Salugara, Siliguri, Post Office Salugara, Police Station Bhaktinagar, District Jalpaiguri, PIN 734008 in the State of West Bengal, represented by its authorized Signatory **MR. AJAY VERMA** (having PAN ALOPV4202C and Aadhaar No. 4698 3279 5587) S/o. Late Radhe shyam Verma, an Indian citizen, by faith Hindu, by occupation Service, resident of Silpasamati Para, Jalpaiguri, Post Office Jalpaiguri, Police Station Jalpaiguri, District Jalpaiguri, PIN 735101, herein after referred and called the "ATTORNEY"

KNOW ALL MEN BY THESE PRESENTS that the abovenamed Principal are the sole, absolute and exclusive owner of all that piece or parcel of land measuring 213.1945 Decimal equivalent to 128.98 Katha more or less appertaining to and forming part of L.R. Plot Nos. 134, 138, 148 and 149, recorded in L.R. Khatian Nos. 1562, 2235, 2238, 2244, 2246, 2253, 2944, 2947, 2955, 2982, 2983 and 2984 of Mouza Nityanandapur, J.L. No. 112, Police Station Malda, within the district of Malda more particularly described in the Schedule given herein below.

THAT the Principal have entered into a Development Agreement with **PRM REAL ESTATE PRIVATE LIMITED** executed on 22nd Day of May, 2024, being Document No. 6719 for the year 2024, entered in Book-I, Volume No. 0901 - 2024, Pages 129560 to 129595, registered in the office of the District Sub-Register, Malda, for construction of a multistoried building or block-by-block-wise separated residence building for selling/assigning them on an ownership basis to various intending customers/buyers and thereby make profits thereof on the Scheduled land.

NOW THEREFORE BY THESE PRESENTS, the Principals, in pursuance of the abovementioned Development Agreement being Document No. 6719 for the year 2024, do hereby nominate, constitute and appoint above named **PRM REAL ESTATE PRIVATE LIMITED**, represented by its authorized Signatory **MR. AJAY VERMA**, as our true and lawful attorney, in his name and on his behalf to inter-alia, do and perform the following acts, deeds and things particularly in pursuance of the above mentioned Development Agreement on behalf of the Principal in the manner as under.

Om
T
A

Saigya Chitanga
Sumen Chitanga

Junay Chitanga

Mili Saha

Ronahi Saha

Aditya Saha

Rishi Choudhury

Dilip K. Choudhury

Ananta Choudhury

PRM REAL ESTATE PVT. LTD.

Jay Ven
Authorised Signatory

1. To appear for and represent the Principal before all municipal bodies/corporation, revenue office/s, settlement office/s, before any magistrate and in all courts having civil, criminal, original, appellate, revisional or special jurisdiction, before any Tribunals and/or other authorities and in all govt./semi-govt. department/office and to sign, execute, verify and file plaints, written statements and petitions, and also to present appeals in any court, and to accept services of all summons, notices and other processes of law.
2. To further get the plan, elevations, designs, drawings and specifications prepared and approved from appropriate authority and to sign all papers/documents and to represent with respect to the above in getting the plan sanctioned as well as for obtaining occupation certificate from the authority concerned.
3. To construct the said building thereon as per approved plan and for same store building materials as per requirement, keep guard/chowkidar or any other staff or take other security measures including padlocks.
4. To make, sign and verify all applications or objections to appropriate authorities for all and any license, permission or consent, etc., required by law in connection with the management and development of the Scheduled land.
5. To make payment/deposit of Khazna, installments and/or any other taxes as may be levied with respect to the Scheduled land by the concerned authority/ies.
6. To advertise in the media and/or publish brochure, etc., for sale of the residential units / parking spaces in the said building, the cost of which shall be borne by the Attorney.
7. To sell / lease / transfer by any other manner all the constructed area in the said building with all right, title, interest and easement thereto and to execute and sign in our behalf all proper documents / sale deeds / lease deeds / other instruments of transfer in this connection and to incorporate assurances in the documents / sale deeds / lease deeds / other instruments of transfer relating to perfectness of the title to the property and to give assurance and to include any indemnity clauses in such deeds and documents as may be necessary.
8. To receive baina/advance money, balance of the consideration amount against sale / lease / transfer through Escrow Bank Account and to give valid receipt/s thereof and discharge the intending purchasers / lessees / transferees from the payment thereof and to admit such receipt/s before the registering authority or any other concerned authority/ies.



Sanjay Chitlangia
Sunam Chitlangia

Sury Chitlangia

Mili Saha

Sonali Saha

Aditya Sarda

Rishabh Choudhary
Siddhant N. Choudhary
Arundhanoyan Choudhary

PRM REAL ESTATE PVT. LTD.

Jay Men
Authorised Signatory

9. To receive consideration on the transfer of the constructed area in the said building and to remit / deposit the consideration received on the transfer of the constructed area in the Escrow Bank Account as stipulated in the above mentioned Development Agreement being Document No.6719 for the year 2024.
10. To present the documents / sale deeds / lease deeds / other instruments of transfer on our behalf before the registering authority and admit execution thereof and to sign such papers, affidavits, vouchers, documents and registers as may be necessary and do such other things for registration of documents / sale deeds / lease deeds / other instruments of transfer as the said Attorney shall consider necessary for properly and legally conveying the properties to the purchasers / lessees / transferees as fully and effectually in all respect, as the Principals could have done the same by themselves.
11. To obtain loans, project loans, etc., from any bank, financial institution, etc., for development of the Said Land/Project without involving the land of the land owners as security or charge or mortgage in this regard.
12. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals, in any court anywhere within or outside India in its civil, criminal, revenue, revision or before any tribunal or arbitration or industrial court, income-tax and sales-tax authorities, to act and plead, to sign and verify complaints, written statements, petitions and other pleadings, including pleadings under Article 226 of the Constitution of India, and also to present any Memorandum of Appeal, to accept service of summons, notice and other legal processes.
13. To appoint, engage on behalf of the Principals, pleaders, advocates or solicitors whenever the said attorney shall think proper to do so and to discharge and/or terminate his/her or their appointment.
14. To compromise, compound or withdraw cases, and/or to refer to arbitration all disputes and differences.
15. To sign, verify and file applications for execution of decrees or orders of any court.
16. To execute and do all other acts, deeds or things for the assurance of the purchasers / lessees / transferees and/or any other person/s and to apply and appear before any authority/ies for the purpose of giving effect to the transfer of the property/ies with appurtenances, etc. in favour of the purchasers / lessees / transferees and/or any other person/s as may be necessary, appropriate or expedient.
17. To receive delivery of notices issued by court or any department in respect to the said property.

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Sanjay Chitlangia
Suman Chitlangia

Juney Chitlangia

Mili Saha

Sonali Saha

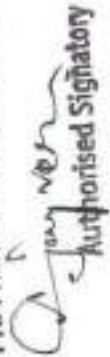
Aditya Saha

Rishabh Chitlangia

Siddhant N. Chitlangia

Anandha Anjan Chitlangia

PRM REAL ESTATE PVT. LTD.


Authorised Signatory

18. To submit/ apply for claim of compensation to the authority concerned if the said land is acquired by the Government.
19. **Be it noted** that this Power of Attorney is being granted in favour of the Attorney without any consideration and no right title and interest is created in favour of the Attorney on the Scheduled land and the said Attorney shall have power to make construction or development work of the new building/Project on the Scheduled land.
20. This Power of Attorney shall remain valid till the completion of the Project on the Scheduled land and/or sale and/or transfer of the constructed areas/units of the Project on the Scheduled land.
21. **AND GENERALLY** the Attorney shall do, as the case may be, all acts, deeds and things, which are necessary for developing the Project on the Scheduled land in the manner aforesaid fully and effectively, and to do all acts incidental and ancillary thereto **AND** the **PRINCIPALS** hereby agree to ratify and confirm all and whatsoever the **ATTORNEY** shall, jointly and/or severally, do, execute or perform or cause to be done executed or performed in connection with the development of the Project on the Scheduled land in terms of the said Development Agreement.
22. And generally, to do, perform or execute or cause to be done, performed or executed all such further and other acts, deeds and things as and when required or deemed expedient or advised to be done for satisfactorily carrying into effect the powers and authority/ies hereby conferred.
23. And the Principals, hereby agree, confirm and ratify all such acts, deeds and proceedings done legally and in a bona-fide manner by the said Attorney by virtue of these presents and the same shall be binding on the Principals and be in full force and effect as if the same was done/executed by them.
24. This Development Power of Attorney does not confer / transfer / assign any title or ownership over the Scheduled land in favour of the Attorney. All and entire rights and interests of title and ownership remain exclusively vested upon the Principals.
25. **AND** it is clarified that the terms and expressions used herein shall, unless there be something contrary or repugnant to the subject or context, have the meanings assigned to him in the said Development Agreement.



Sanjay Chitlangia
Suman Chitlangia

Sunay Chitlangia

Milisaaha

Sonali Saha
Addys Saha

Richmendu Nayon Choudhury
Ajay Choudhury
Association Nayon Choudhury

PRM REAL ESTATE PVT. LTD.

Ajay Kumar
Authorised Signatory

SCHEDULE

All that piece or parcel of land measuring 213.1945 Decimal equivalent to 128.98 Katha more or less appertaining to and forming part of L.R. Plot Nos. 134, 138, 148 and 149, recorded in L.R. Khatian Nos. 1562, 2235, 2238, 2244, 2246, 2253, 2944, 2947, 2955, 2982, 2983 and 2984 of Mouza Nityanandapur, J.L. No. 112, Police Station Malda, within the district of Malda. Plot wise detail of the land are as follows:

L.R. PLOT NOS.	CLASSIFICATION	L.R. KHATIAN NOS.	AREA (Dec.)
134	Bagan	2235, 2244, 2246, 2253, 2982, 2983 & 2984	70.505
138	Bagan	1562, 2238, 2244, 2246, 2253, 2982, 2983 & 2984	65.00
148	Bagan	2982, 2983 & 2984	0.70
149	Bagan	2238, 2244, 2246, 2253, 2944, 2947, 2955, 2982, 2983 & 2984	76.9895
Total			213.1945

The Land is butted and bounded as follows:

NORTH : By 40 feet wide Common Road and L.R. Plot Nos. 149 (Part) and 134 (Part).

EAST : By L.R. Plot Nos. 136 & 139

SOUTH : By L.R. Plot Nos. 138 (Part), 145, 146, 134 (Part), 149 (Part) and 148 (Part)

WEST : By L.R. Plot Nos. 149 (Part) and 148 (Part)

Om
A.V.

Sanjay Chitlangia
Suman Chitlangia

Sury Chitlangia

Mili Saha
Sonali Saha

Aditya Saha

Rishuinder Singh Choudhary
Ajay K. Choudhary
Anurag Varma Choudhary

PRM REAL ESTATE PVT. LTD.

Ajay Kumar
Authorised Signatory

IN WITNESSES WHEREOF THE PRINCIPALS AND THE ATTORNEY HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS DEVELOPMENT POWER OF ATTORNEY ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

THE CONTENTS OF THIS DOCUMENT HAVE BEEN PERSONALLY GONE THROUGH AND UNDERSTOOD BY THE PRINCIPALS AND THE ATTORNEY HERETO.

WITNESSES:

1. Anup Sinha
S/o - Lt Rabinendra Nath Sinha,
Vidyasagar Pally
P.O - Jhaljhalia,
P.S - English Bazar
Dt - Malda
Pin - 732102

2.
Dipank Kumar Agarwala
S/O Late Ful Kumar Agarwala
South Baluachar,
P.O + Dt - Malda
P.S - English Bazar.
Pin - 732101

Sanjay Chitlangia
Suman Chitlangia
Sury Chitlangia
Mili Saha
Sonali Saha

Aditya Saha
Rishuinder Singh Choudhary
Ajay K. Choudhary
Anurag Varma Choudhary.

PRINCIPALS
PRM REAL ESTATE PVT. LTD.

Ajay Kumar
Authorised Signatory

ATTORNEY

Drafted as per the instructions of the parties hereto and printed in my Office. Read over and explained by me.

Ashoke Kumar Agarwala
Advocate

ASHOKE KUMAR AGARWALA

Advocate

Malda Bar Association, Malda.

Enrollment No.- WB / 140 / 1997

অতিরিক্ত পাতা নং - 1



Sanjay Chitlangia

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



কবিতা অনামিকা মধ্যমা তর্জনী বৃহস্পতি বৃহস্পতি তর্জনী মধ্যমা অনামিকা কবিতা

স্বাক্ষর Sanjay Chitlangia

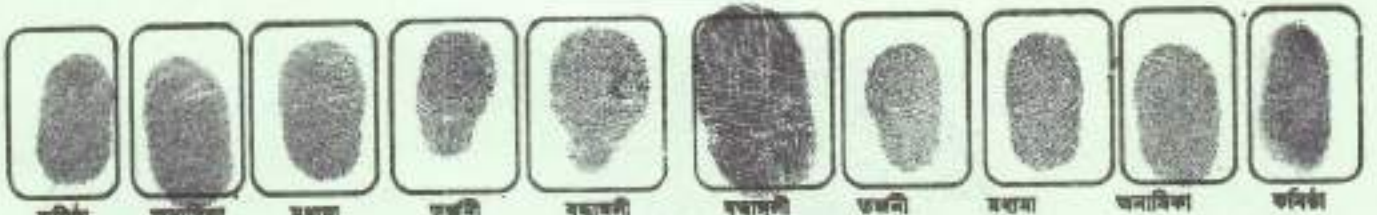


Suman Chitlangia

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



কবিতা অনামিকা মধ্যমা তর্জনী বৃহস্পতি বৃহস্পতি তর্জনী মধ্যমা অনামিকা কবিতা

স্বাক্ষর Suman Chitlangia



Sunny Chitlangia

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



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স্বাক্ষর Sunny Chitlangia

অতিরিক্ত পাতা নং - ২



Mili Saha

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা

অন্যনিকা

মধ্যমা

তর্জনী

বৃহদঙ্গুলী

বৃহদঙ্গুলী

তর্জনী

মধ্যমা

অন্যনিকা

কনিষ্ঠা

Mili Saha

স্বাক্ষর

বাম হাতের আঙ্গুল ছাপ



Sonali Saha

ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা

অন্যনিকা

মধ্যমা

তর্জনী

বৃহদঙ্গুলী

বৃহদঙ্গুলী

তর্জনী

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অন্যনিকা

কনিষ্ঠা

স্বাক্ষর

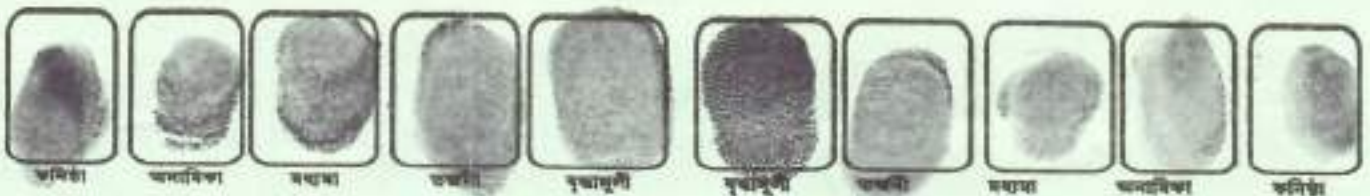
Sonali Saha

বাম হাতের আঙ্গুল ছাপ



Aditya Sarda

ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা

অন্যনিকা

মধ্যমা

তর্জনী

বৃহদঙ্গুলী

বৃহদঙ্গুলী

তর্জনী

মধ্যমা

অন্যনিকা

কনিষ্ঠা

স্বাক্ষর

Aditya Sarda

অতিরিক্ত পাতা নং - 3

বাম হাতের আঙ্গুল ছাপ



Shoude Hayer Choudhury

ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর *Shoude Hayer Choudhury*

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর *Sibpur U. Choudhury*

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর *Aruman Saha Choudhury*

অতিরিক্ত পাতা নং - 4

PRM REAL ESTATE PVT. LTD.



Signature

Authorised Signatory

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



PRM REAL ESTATE PVT. LTD.

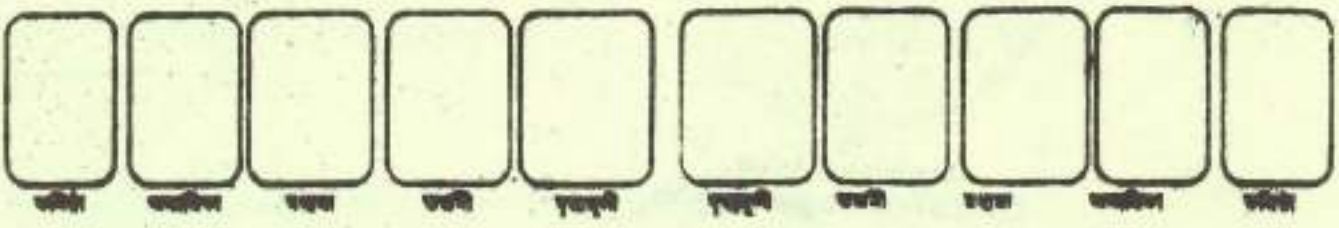
Signature
Authorised Signatory



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF PRM REAL ESTATE PVT LTD, HELD ON 02ND MAY, 2024 AT 11.00 A.M AT ITS REGISTERED OFFICE SITUATED AT 4TH FLOOR, JEEVANDEEP BUILDING, SEVOKE ROAD, SILIGURI – 734008

Item 1: Authorisation to Mr. Ajay Verma to represent company for signing documents in relation to Setu More

“Resolved that Mr. Ajay Verma (PAN: ALOPV4202C), employee of the company be and is hereby authorized to sign, appear, execute and arrange to file, whether digitally or physically, the forms, documents, appear as may be required, for the purpose of execution of Development Agreement and Power of Attorney with the landlords on behalf of the Company for the development of the proposed project PRM Paradise on the below mentioned schedule of property.

All that piece or parcel of land measuring 213.1945 Decimal equivalent to 128.98 Katha more or less appertaining to and forming part of L.R. Plot Nos.134, 138, 148 and 149, recorded in L.R. Khatian Nos. 1562, 2235, 2238, 2244, 2246, 2253, 2944, 2947, 2955, 2982, 2983 and 2984 of Mouza Nityanandapur, J.L. No. 112, Police Station Malda, within the district of Malda.

“RESOLVED FURTHER THAT a certified true copy of the resolution be given to anyone concerned or interested in the matter.

Certified to be a True Copy

For PRM Real Estate Pvt Ltd,

Prem Kumar Agarwal
PRM REAL ESTATE PVT. LTD.

Director (DIN: 0544688)

Utsav Mittal
PRM REAL ESTATE PVT. LTD.

Director (DIN: 0520330)

Scanned

Umang Mittal
PRM REAL ESTATE PVT. LTD.

Director (DIN: 05314649)

Date: 02/05/2024

Place: Siliguri



सत्यमेव जयते
GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies
Nizam Palace, 2nd MSO Building 2nd Floor, Kolkata, West Bengal, India, 700020

Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): U70101WB2007PTC112485

I hereby certify that the name of the company has been changed from VEDANTA NIKETAN PRIVATE LIMITED PRM REAL ESTATE PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name VEDANTA NIKETAN PRIVATE LIMITED.

Given under my hand at Kolkata this Eleventh day of July two thousand seventeen.

Seen

DS MINISTRY
OF CORPORATE
AFFAIRS 04

BIBEKANANDA MOHAN
REGISTRAR OF COMPANIES
Registrar of Companies
RoC - Kolk

Mailing Address as per record available in Registrar of Companies office:

PRM REAL ESTATE PRIVATE LIMITED

JEWANDEEP COMPLEX, 4TH MILE, SEVOKE ROAD,, SILIGURI, Jalpaiguri, West Bengal, India,
734008



PRM REAL ESTATE PVT. LTD.

[Signature]
Authorised Signatory

Major Information of the Deed






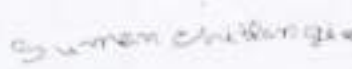


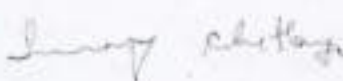
Deed No :	I-0901-06804/2024	Date of Registration	24/05/2024
Query No / Year	0901-8001280317/2024	Office where deed is registered	
Query Date	22/05/2024 4:04:11 PM	D.S.R. MALDA, District: Malda	
Applicant Name, Address & Other Details	Ashoke Kumar Agarwala Malda Bar Asso, Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101. Mobile No. : 8370988922, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 4/-	Rs. 7,68,68,061/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of (Deed No/Year):- 090106719/2024		













Land Details :

District: Malda, P.S:- Malda, Gram Panchayat: SAHAPUR, Mouza: Nityanandapur, Pin Code : 732142

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-134	LR-2244	Commercial	Bagan 70.506 Dec	1/-	2,54,20,837/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-138	LR-1562	Commercial	Bagan 65 Dec	1/-	2,34,35,990/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-148	LR-2982	Commercial	Bagan 0.7 Dec	1/-	2,52,387/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-149	LR-2955	Commercial	Bagan 76.9895 Dec	1/-	2,77,58,847/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :				213.1945Dec	4 /-	768,68,061 /-	
Grand Total :				213.1945Dec	4 /-	768,68,061 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SANJAY CHITLANGIA Son of Mr KEDAR NATH CHITLANGIA Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office	 24/05/2024	 Captured LTI 24/05/2024	 24/05/2024
	,SOUTH BALUCHAR, MARWARI PATTY LANE, City:- , P.O:- MALDA, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ABxxxxxx7L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mrs SUMAN CHITLANGIA Wife of Mr SANJAY CHITLANGIA Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office	 24/05/2024	 Captured LTI 24/05/2024	 24/05/2024
	,SOUTH BALUCHAR, MARWARI PATTY LANE, City:- , P.O:- MALDA, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: ACxxxxxxSF,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	SUNNY CHITLANGIA Son of Mr SANJAY CHITLANGIA Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office	 24/05/2024	 Captured LTI 24/05/2024	 24/05/2024
	,SOUTH BALUCHAR, MARWARI PATTY LANE, City:- , P.O:- MALDA, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: BAxxxxxx7L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Mrs MILI SAHA Wife of Mr GOBINDA SAHA Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office		 Captured LTI 24/05/2024	
	,VIVEKANANDA PALLY, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AKxxxxxx0N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	Mrs SONALI SAHA Wife of Mr NETAI SAHA Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office		 Captured LTI 24/05/2024	
	,K J SANYAL ROAD, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AZxxxxxx4N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office			
6	Name	Photo	Finger Print	Signature
	ADITYA SARDA (Presentant) Son of Mr MAHESH KUMAR SARDA Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office		 Captured LTI 24/05/2024	
	,GOLAPATTI BANDH ROAD, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: CWxxxxxx1E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office			
7	Name	Photo	Finger Print	Signature
	Mr KRISHNENDU NARAYAN CHOUDHURY Son of Late MANINDRA NARAYAN CHOUDHURY Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office		 Captured LTI 24/05/2024	

,BELTOLLA HOUSE, GOLAPATTI BYE LANE, City:- , P.O:- MALDA, P.S:-English Bazar, District:-
 Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Advocate,
 Citizen of: India , PAN No.:: ABxxxxxx1A,Aadhaar No Not Provided, Status :Individual, Executed
 by: Self, Date of Execution: 24/05/2024
 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office

8	Name	Photo	Finger Print	Signature
	DIBYENDRA NARAYAN CHOUDHURY Son of Late JADABENDRA NARAYAN CHOUDHURY Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office		 Captured	
		24052024	LTI 24052024	24052024

,BELTOLLA HOUSE, GOLAPATTI BYE LANE, City:- , P.O:- MALDA, P.S:-English Bazar, District:-
 Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen
 of: India , PAN No.:: ACxxxxxx7P,Aadhaar No Not Provided, Status :Individual, Executed by: Self,
 Date of Execution: 24/05/2024
 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office

9	Name	Photo	Finger Print	Signature
	ARUNENDRA NARAYAN CHOUDHURY Son of Late JADABENDRA NARAYAN CHOUDHURY Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office		 Captured	
		24052024	LTI 24052024	24052024

,BELTOLLA HOUSE, GOLAPATTI BYE LANE, City:- , P.O:- MALDA, P.S:-English Bazar, District:-
 Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen
 of: India , PAN No.:: ACxxxxxx4Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self,
 Date of Execution: 24/05/2024
 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office


Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PRM REAL ESTATE PRIVATE LIMITED 4TH FLOOR, JEEVANDEEP BUILDING, City:- , P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008 , PAN No.:: AAxxxxxx8F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr AJAY VERMA Son of Late RADHESHYAM VERMA Date of Execution - 24/05/2024, , Admitted by: Self, Date of Admission: 24/05/2024, Place of Admission of Execution: Office	 <small>May 24 2024 1:02 PM</small>	 Captured <small>24/05/2024</small>	 <small>24/05/2024</small>
,SILMASAMATI PARA, City:- , P.O:- JAIPAIGURI, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735101, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ALxxxxx2C,Aadhaar No Not Provided Status : Representative, Representative of : PRM REAL ESTATE PRIVATE LIMITED (as AUTHORIZED SIGNATORY)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ARUP SINGHA Son of Late RABINDRA NATH SINGHA VIDYASAGAR PALLY, City:- , P.O:- JHALJHALIA, P.S.-English Bazar, District:-Medinipur, West Bengal, India, PIN:- 732102	 <small>24/05/2024</small>	 Captured <small>24/05/2024</small>	 <small>24/05/2024</small>
Identifier Of SANJAY CHITLANGIA, Mrs SUMAN CHITLANGIA, SUNNY CHITLANGIA, Mrs MILI SAHA, Mrs SONALI SAHA, ADITYA SARDA, Mr KRISHNENDU NARAYAN CHOUDHURY, DIBYENDRA NARAYAN CHOUDHURY, ARUNENDRA NARAYAN CHOUDHURY, Mr AJAY VERMA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SANJAY CHITLANGIA	PRM REAL ESTATE PRIVATE LIMITED-24.87 Dec
2	Mrs SUMAN CHITLANGIA	PRM REAL ESTATE PRIVATE LIMITED-21.625 Dec
3	SUNNY CHITLANGIA	PRM REAL ESTATE PRIVATE LIMITED-21.625 Dec
4	Mrs MILI SAHA	PRM REAL ESTATE PRIVATE LIMITED-0.437 Dec
5	Mrs SONALI SAHA	PRM REAL ESTATE PRIVATE LIMITED-0.437 Dec
6	ADITYA SARDA	PRM REAL ESTATE PRIVATE LIMITED-1.711 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SANJAY CHITLANGIA	PRM REAL ESTATE PRIVATE LIMITED-29 Dec
2	Mrs SUMAN CHITLANGIA	PRM REAL ESTATE PRIVATE LIMITED-7 Dec
3	SUNNY CHITLANGIA	PRM REAL ESTATE PRIVATE LIMITED-7 Dec
4	Mrs MILI SAHA	PRM REAL ESTATE PRIVATE LIMITED-4.4 Dec
5	Mrs SONALI SAHA	PRM REAL ESTATE PRIVATE LIMITED-4.4 Dec
6	ADITYA SARDA	PRM REAL ESTATE PRIVATE LIMITED-13.2 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs MILI SAHA	PRM REAL ESTATE PRIVATE LIMITED-0.14 Dec
2	Mrs SONALI SAHA	PRM REAL ESTATE PRIVATE LIMITED-0.14 Dec
3	ADITYA SARDA	PRM REAL ESTATE PRIVATE LIMITED-0.42 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SANJAY CHITLANGIA	PRM REAL ESTATE PRIVATE LIMITED-8.2382 Dec
2	Mrs SUMAN CHITLANGIA	PRM REAL ESTATE PRIVATE LIMITED-8.0631 Dec
3	SUNNY CHITLANGIA	PRM REAL ESTATE PRIVATE LIMITED-8.2382 Dec
4	Mrs MILI SAHA	PRM REAL ESTATE PRIVATE LIMITED-5.22 Dec
5	Mrs SONALI SAHA	PRM REAL ESTATE PRIVATE LIMITED-5.22 Dec
6	ADITYA SARDA	PRM REAL ESTATE PRIVATE LIMITED-15.11 Dec
7	Mr KRISHNENDU NARAYAN CHOUDHURY	PRM REAL ESTATE PRIVATE LIMITED-19.1 Dec
8	DIBYENDRA NARAYAN CHOUDHURY	PRM REAL ESTATE PRIVATE LIMITED-3.4 Dec
9	ARUNENDRA NARAYAN CHOUDHURY	PRM REAL ESTATE PRIVATE LIMITED-3.4 Dec

Land Details as per Land Record

District: Malda, P.S.- Malda, Gram Panchayat: SAHAPUR, Mouza: Nityanandapur, Pin Code : 732142

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 134, LR Khatian No:- 2244	Owner:স্বয়ং বিহারী, Gurdian:স্বয়ং বিহারী, Address:শ্রীমতী লজপতি ঠাকুরের বাড়ি, Classification:সং, Area:0.24520000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 138, LR Khatian No:- 1562	Owner:স্বয়ং বিহারী, Gurdian:স্বয়ং বিহারী, Address:সং, Classification:সং, Area:0.22000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 148, LR Khatian No:- 2962	Owner:স্বয়ং বিহারী, Gurdian:স্বয়ং বিহারী, Address:স্বয়ং বিহারী ঠাকুরের বাড়ি, Classification:সং, Area:0.00420000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 149, LR Khatian No:- 2955	Owner:স্বয়ং বিহারী, Gurdian:স্বয়ং বিহারী, Address:স্বয়ং বিহারী ঠাকুরের বাড়ি, Classification:সং, Area:0.19800000 Acre,	Owner Name not selected by applicant.

On 22-05-2024

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 7,68,68,061/-



Sumanta Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. MALDA
Malda, West Bengal

On 24-05-2024

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 12:32 hrs on 24-05-2024, at the Office of the D.S.R. MALDA by ADITYA SARDA , one of the Executants.

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

Execution is admitted on 24/05/2024 by 1. SANJAY CHITLANGIA, Son of Mr KEDAR NATH CHITLANGIA, SOUTH BALUCHAR, MARWARI PATTY LANE, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 2. Mrs SUMAN CHITLANGIA, Wife of Mr SANJAY CHITLANGIA, SOUTH BALUCHAR, MARWARI PATTY LANE, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession House wife, 3. SUNNY CHITLANGIA, Son of Mr SANJAY CHITLANGIA, SOUTH BALUCHAR, MARWARI PATTY LANE, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 4. Mrs MILI SAHA, Wife of Mr GOBINDA SAHA, VIVEKANANDA PALLY, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 5. Mrs SONALI SAHA, Wife of Mr NETAJ SAHA, K J SANYAL ROAD, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 6. ADITYA SARDA, Son of Mr MAHESH KUMAR SARDA, GOLAPATTI BANDH ROAD, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 7. Mr KRISHNENDU NARAYAN CHOUDHURY, Son of Late MANINDRA NARAYAN CHOUDHURY, BELTOLLA HOUSE, GOLAPATTI BYE LANE, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Advocate, 8. DIBYENDRA NARAYAN CHOUDHURY, Son of Late JADABENDRA NARAYAN CHOUDHURY, BELTOLLA HOUSE, GOLAPATTI BYE LANE, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 9. ARUNENDRA NARAYAN CHOUDHURY, Son of Late JADABENDRA NARAYAN CHOUDHURY, BELTOLLA HOUSE, GOLAPATTI BYE LANE, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business

Identified by Mr ARUP SINGHA, . Son of Late RABINDRA NATH SINGHA, VIDYASAGAR PALLY, P.O: JHALJHALIA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732102, by caste Hindu, by profession Others

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

Execution is admitted on 24-05-2024 by Mr AJAY VERMA, AUTHORIZED SIGNATORY, PRM REAL ESTATE PRIVATE LIMITED, 4TH FLOOR, JEEVANDEEP BUILDING, City:- , P.O:- SALUGARA, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734008

Identified by Mr ARUP SINGHA, . Son of Late RABINDRA NATH SINGHA, VIDYASAGAR PALLY, P.O: JHALJHALIA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732102, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(n) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 132, Amount: Rs.50.00/-, Date of Purchase: 09/05/2024, Vendor name:
Manoranjan Poddar

Ramjan Ali

Ramjan Ali
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. MALDA
Malda, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0901-2024, Page from 130950 to 130974

being No 090106804 for the year 2024.



Ramjan Ali

Digitally signed by Ramjan Ali
Date: 2024.05.24 17:44:02 +05:30
Reason: Digital Signing of Deed.

(Ramjan Ali) 24/05/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. MALDA
West Bengal.