

12401/2022

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11/70/22

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8/2823005/22

Certified that the Document is admitted to
Registration and
endorsement
are the part of
this document

Additional Registrar
of Assurances II Kolkata

20 SEP 2022

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME SEABIRD
COMPLEX PRIVATE LIMITED (PAN : AALLS6443H), (CIN NO. :
U70100WB2008PTC122839), a company incorporated under the
Companies Act, 1956, having its Registered Office at 1/1, Aheli
Apartment, Hatiara, Dhankal, Post Office - Hatiara, Police Station -
New Town, Pin - 700157, West Bengal, represented by its authorized
signatory **MR. TUSHAR KANTI RAYCHOWDHURY** (PAN :
AFBPR3758Q), (AADHAAR NO. : **8900 0790 7492**), son of Late
Manilal Roy Chowdhury, by Faith - Hindu, by Occupation - Business,
by Nationality - Indian, residing at 1/1, Aheli Apartment, Hatiara,
Dhankal, Post Office - Hatiara, Police Station - New Town, Pin -
700157, West Bengal **SEND GREETINGS.**

1-05
20/09/22
Additional Registrar of Assurances-II
Kolkata

15 SEP 2022

15 SEP 2022

NAME.....
ADD.....
Rs.....

15 SEP 2022
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

JAY KUMAR DAS
(ADVOCATE)
4, FANCY LANE
KOLKATA 700 001

30845



Identified by me.

Samin Kr. Ghosh
S/o Late Sachindran Nath Ghosh
Mukul Shanti Garden
Flat - 1/3A2
Kolkata - 700136
P.S. Narayanpur
P.O. R. Gopalpur
Occupation - Service



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
20 SEP 2022

WHEREAS SEABIRD COMPLEX PRIVATE LIMITED is the absolute owner of **ALL THAT** piece and parcel of land admeasuring 11 Decimals comprised in R.S. Dag no 1235, and admeasuring 19 Decimals comprised in R.S. Dag no 1236, and admeasuring 32 Decimals comprised in R.S. Dag no 1237, and admeasuring 25 Decimals comprised in R.S. Dag no 1238, and admeasuring 20 Decimals comprised in R.S. Dag no 1270, in total admeasuring 1 Acre and 7 Decimals lying and situated at Mouja Kadampukur, Pargana Kolkikata, comprised in J.L. no. 25, R. S. no. 83, Touzi nos. 173, 2583 and 2584, C.S. Khatian nos. 310/1 and 310, R.S. Khatian nos. 542, 320 and 346, Khanda Khatian no. 342, corresponding to L.R. Khatian nos. 191/1, 205/1, 382/2, 237, 141, 247, 686, 719, 491/1, 132, 64/1, 622/1, 196/1, 466/1, 148/1, 204/1, 363/1, 2, 25, 545, 542, 501/1, 215/2, 290, 347 and 60, corresponding to Hal L.R. Khatian no. 814, District 24 Parganas North, Police Station Rajarhat within the ambit of Patharghata Gram Panchayet and used to pay the rates and taxes as that of true Owner and exercising our right of ownership as that of true owner.

AND WHEREAS for the development and for the construction of a proposed G+10 storied building according to the sanctioned plan of Rajarhat Panchayet Samity we have made an Development Agreement with the Developer namely **EARTHWORK NIRMAN PRIVATE LIMITED (PAN : AACCE2035N), (CIN NO. : U45400WB2009PTC132161)**, a company incorporated under the Companies Act, 1956, having its Registered Office at Sunland Residency, Block -1, First Floor, Jagardanga, Post Office Rajarhat Gopalpur, Police Station Narayanpur, Kolkata - 700 136, represented by its authorized signatory **MR. PRABIR ROY CHOWDHURY (PAN : ADIPR1841H), (AADHAAR No. 3291 9498 7795)**, son of Late Netai Roy Chowdhury, by Faith- Hindu, by Occupation-Business, by Nationality- Indian, residing at BF-14, Salt Lake, Sector-I, Post Office - CC Block, Police Station Bidhannagar (North), Kolkata 700 064, District 24 Parganas North, West Bengal to construct the proposed building and after completion of the said construction work the Developer is entitled to sale its allocated share i.e. Developer's allocation as stated in the Development Agreement.

NOW In order to effectuate the said Development Agreement and to comply with



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

20 SEP 2022

Handwritten mark resembling the letter 'A'

its obligations therein, the Principal is executing this Power of Attorney in favour of **EARTHWORK NIRMAN PRIVATE LIMITED (PAN AACCE2035N), (CIN NO. U45400WB2009PTC132161)**, a company incorporated under the Companies Act, 1956, having its Registered Office at Sunland Residency, Block -1, First Floor, Jagardanga, Post Office Rajarhat Gopalpur, Police Station Narayanpur, Kolkata - 700 136, and its **Directors and duly Authorised Representatives** jointly and/or severally hereinafter called and referred to as the **ATTORNEYS** for and on our behalf in our place and stead generally for doing the following acts, deeds, matters and things in respect of the said Property that is to say.

1. To appear and act in all the Courts, Civil, Revenue or Criminal whether original or appellate or concern Municipal Authorities or before any of its Tribunals or any other local authority including Police Authority or before the Consumer Forum or before any of its Appellate Authorities in respect of the scheduled property detailed hereunder.
2. To manage, maintain, look after, supervise and administer and defend possession of the said Property and every part thereof.
3. To do all acts deeds and things if and as be required to be done for amalgamation and all acts incidental thereto.
4. To apply for conversion of the nature if use of the said Property or any part thereof with the concerned authorities under the provisions of the West Bengal Land Reforms Act, 1955 and all other relevant acts and rules, and to have the same converted in all relevant Government Records.
5. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution laws and all other related authorities.
6. To construct new building or buildings at the said property and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future.



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REGISTRAR OF COMPANIES
CALCUTTA
20 SEP 2022

7. To apply for and obtain electricity, gas, water, sewerage, drainage, lift, and/or other connections of any other utility or facility in the said property from the CESC Ltd. and/or the WBSEB Limited, The concern Municipal Authorities and other appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign execute and submit all papers applications documents and plans and to do all other acts, deeds and things as be deemed fit and proper by the said attorney.
8. To arrange for financing of the Project at the said Premises by Bank/Financial Institution/other entity and obtain loans for the Project and to deposit the Original Title Documents and other documents of title relating to the entirety of the said Property with the Financier as security for the purpose of Project Finance and to sign and execute necessary documents on behalf of the Principal and to create a mortgage/charge in favour of the Financier for availing such Project Finance only in respect of the Developer's Allocation (as defined in the said Development Agreement).
9. To negotiate with the person or persons interested in owning, purchasing and/or otherwise acquiring such flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said property and accept bookings from such intending buyer or buyers and to make commitments to and sell, convey, lease, transfer or otherwise dispose of the same alongwith or independent of or independently the land comprised in the said property attributable thereto or any portion thereof or any undivided share therein to such person or persons in terms of the said Development Agreement and at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper as per the said Development Agreement and to receive and appropriate all proceeds consideration deposit and other amounts received/realised out of such sale conveyance and/or transfer as per the said Development Agreement and grant valid receipts and discharges which shall fully exonerate the person paying the same.



ADDITIONAL REGISTRAR
OF COMPANIES - II, KOLKATA

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20 SEP 2022

10. To terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire flats, shops, showrooms, offices, car parking spaces and other constructed areas/saleable spaces and/or undivided shares in the land comprised in the said property and to deal with the space and rights of such person or persons in such manner as the said attorney or attorneys may deem fit and proper.
11. To join in as confirming party to agreements for sale, lease or otherwise transfer of the flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said property and/or undivided share in the land comprised in the said Property or part thereof, and confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of conveyance, lease or otherwise transfer to be executed in pursuance thereof, which such Deeds of conveyance, lease or otherwise transfer shall be executed in terms of the said Development Agreement.
12. For all or any of the powers and authorities herein contained as per the said Development Agreement to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds, sale deeds, transfer deeds, conveyances, nominations, assignments, rectifications, declarations, affidavits, applications, undertakings, indemnities and other documents.
13. To appear and represent the Principal before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said Attorney by virtue of the powers hereby conferred.



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
20 SEP 2022

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14. To finalise and accept or dispute the market value assessed by the concerned Registrar or the concerned Collector or other concerned authority or authorities and for that to do all acts deeds and things and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of all documents of title, clearances, plans etc. as may be required and found necessary or expedient by the said attorney or attorneys.
15. To appear and represent the Principal before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said attorney or attorneys by virtue of the powers hereby conferred.
16. To enforce any covenant in any agreement, sale deed, transfer deed, conveyance, assignment deed or any other documents of transfer executed by the Principal or by the said attorney by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.
17. To ask, demand, sue for, recover, realise and collect money, earnest money, consideration, construction costs, deposits, advances, compensation, interest, damages, payments whatsoever etc., which are or may be due payable or recoverable under any such Agreement from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
18. To sign and submit all papers applications and documents for having and to have the flats, shops, showrooms, offices and other constructed areas in the new building/s that may be constructed at the said property separately assessed and mutated in the names of the respective persons desirous of acquiring the same as hereinbefore stated in all public records and with all authorities and/or persons (including the Kamarhati Municipality) having jurisdiction over the said property and to deal with such authority and/or authorities in such manner as the said attorney may deem fit and proper.



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

20 SEP 2022

19. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
20. To approach all concerned authorities under Urban Land Ceiling and Regulation Act, 1976, concern Municipal Authorities (Building, Drainage and Water department) Fire Brigade authority, Police Department, West Bengal State Electricity Distribution Company Limited, Municipal Authority /authorities for the purpose of obtaining exemption under the providing Act, as concerned in respect of the schedule premises and for that purpose to sign such application, papers, writings, undertaking etc. as may be required and to carry on correspondence with the authorities under the Act, as envisaged and also preferring appeals/appeals pursuant to any order of the competent authority/authorities made under the provisions as envisaged in connection with the said schedule premises, hereunder written.
21. To carry on correspondence with all concerned authority/ authorities in respect of the said schedule premises.
22. To appear and represent us before all concerned authority/ authorities whether it is government, semi/ government or any statutory bodies as may be necessary in connection with the said schedule premises. To sale, transfer the property as described in the Development Agreement recorded under Book No. I, Being No. 190211163 of 2022 dated 20th day of September 2022 registered at Additional Registrar of Assurances II at Kolkata of the proposed constructed building and to present the Deed of Sale to the Registration office on our behalf, save and except the owner's allocation as mentioned in the Development Agreement, as above.
23. To make application and submit the proposed building plan and/or amendment and regularisation, if any to the concerned authority and also able to collect the approved building plan and to give such other applications, writings, undertaking addition and/or alteration of building plan, collection of completion certificate etc. as may be required in connection with the said



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
20 SEP 2022

schedule property and the said Attorney also shall sign in sanction plan on my behalf as and when necessary.

24. To apply for and obtain water connection at the said schedule premises and occupation and completion certificate from the appropriate authorities and other concerned authorities and also West Bengal State Electricity Board for obtaining electric connection and other in respect of the scheduled property.
25. To approach in any Government Department both State and Central statutory/authorities for the purpose of obtaining permission and/or sanction in connection with the said building plan and to approach appropriate authorities for obtaining common passages, plans and amenities in respect of the scheduled property.
26. To give necessary letter, writings, and undertaking to the Rajarhat Panchayet Samity Fire Brigade Department for occupying the said premises and/or obtaining necessary **NO OBJECTION'** Certificate (N.O.C) from the department in connection with the said premises.
27. To make application and submit the amended or new building plan to the Rajarhat Panchayet Samity including all department or any other authorities for the purpose of getting the building plans and to give such other applications, writings undertakings in connection with the said **SCHEDULE** premises.
28. To sign and verify plaints, written statements, petitions of claims and objections, Memorandum of Appeal and petitions and applications of all kinds swear affidavits and to file them in any such Courts or Office, Tribunal or Authorities, if required, in respect of the scheduled property.
29. To appoint an Advocate or any other legal practitioner for the purpose of development of the scheduled property, if required.
30. To compromise, compound or withdraw cases, to confess, judgments and to refer to Arbitration.



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ADDITIONAL REGISTRAR
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20 SEP 2022

31. To execute Boundary Declaration of the said plot of land and also able to submit the proposed building plan before the Rajarhat Panchayet Samity by putting their own signature and also able to addition, alteration and/or modification of the same plan and also able to Completion Certificate before the concerned authority.
32. To obtain refund of stamp duty or repayment of Courts Fees.
33. To apply for inspection of and to inspect judicial records.
34. To apply to Courts and officers for copies of documents and papers relating to the scheduled property.
35. To accept service of any summons, notice or writ issued by any Courts or Office against us and to accept registered letters and money orders.
36. To demand, collect, realize and receive rent from my tenants to serve notices of ejectment or notice of any other kind to tenants or trespassers and to file suits and proceedings for ejectment against them and file and proceed with execution proceedings and execute all kinds of orders and decrees passed in our favour in any suit or proceeding and to take delivery of possession of any portion of my property following execution of any decree or order or to accept surrender of tenancy by any tenant or surrender of possession by any trespasser and to issue rent receipts and other receipts and grant valid discharges on our behalf and to induct any new tenant on such terms as my attorney shall deem fit and proper.

BE IT NOTED that the Attorneys shall have construction right and shall have every right to transfer units by way of sale, lease from Developer's allocation in the newly constructed building to the intending Purchaser/s.

AND GENERALLY to do all acts, deeds and things necessary for the above mentioned purpose.



RESERVE BANK OF INDIA
KOLKATA
20 SEP 2022

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AND I do hereby agree that all acts, deeds and things lawfully done by my said Attorneys shall be deemed to have been done by us and we hereby undertake to ratify and confirm all acts lawfully done for us by virtue of this Power hereby given.

∴ THE SCHEDULE ABOVE REFERRED TO ∴

ALL THAT piece and parcel of land admeasuring 11 Decimals comprised in R.S./L.R. Dag no 1235, and admeasuring 19 Decimals comprised in R.S./^{L.R.}Dag no 1236, and admeasuring 32 Decimals comprised in R.S./^{L.R.}Dag no 1237, and admeasuring 25 Decimals comprised in R.S./^{L.R.}Dag no 1238, and admeasuring 20 Decimals comprised in R.S./^{L.R.}Dag no 1270, in total admeasuring 1 Acre and 7 Decimals together with structure admeasuring 12000 Square Feet standing thereon lying and situated at Mouja Kadampukur, Pargana Kolkikata, comprised in J.L. no. 25, R. S. no. 83, Touzi nos. 173, 2583 and 2584, C.S. Khatian nos. 310/1 and 340, R.S. Khatian nos. 542, 320 and 346, Khanda Khatian no. 342, corresponding to L.R. Khatian nos. 191/1, 205/1, 382/2, 237, 141, 247, 686, 719, 491/1, 132, 64/1, 622/1, 196/1, 466/1, 148/1, 204/1, 363/1, 2, 25, 545, 542, 501/1, 215/2, 290, 347 and 60, corresponding to Hal L.R. Khatian no. 814, District 24 Parganas North, Police Station Rajarhat within the ambit of Patharghata Gram Panchayet butted and bounded in the following manner:-

ON THE NORTH : By Village road.

ON THE EAST : By land comprised in R.S. Dag nos 1237(P) and 1238(P);

ON THE SOUTH : By HIDCO Land;

ON THE WEST : By land comprised in Dag nos. 1229, 1234 and 1271.

Proved by chudam



✓
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

20 SEP 2022

IN WITNESS WHEREOF we have set and subscribed our hand and seal on this the 20th day of September, Two Thousand Twenty Two (2022).

SIGNED, SEALED AND DELIVERED

by the Parties in the presence of :

WITNESSES :-

1. Samir Kr. Ghosh
Mukul Shanti Garden
Kolkata - 700136
2. Pooja Baid
Club Town, VPRD,
Rokata - 700052

SEABIRD COMPLEX PVT. LTD.

Tushar Sanyal Raychowdhary
Director

(Signature of Director of the Owner)

For EARTHWEAR PVT. LTD. We accept the Power

Prabir Roy Chowdhary
Authorised Signatory

(Seal & Signature of the Director of
the Developer Attorney)

Drafted by :-

Chakraborty

Advocate

High Court, Calcutta.

F-1731/02.





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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
20 SEP 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



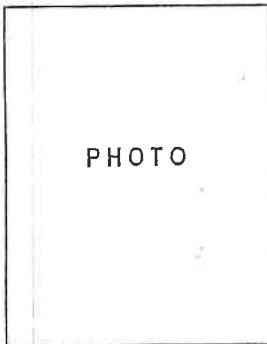
Subhankar Roychowdhary

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

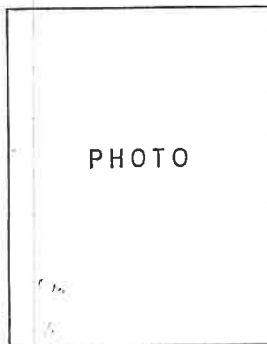


Pradyot Roychowdhary

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

20 SEP 2022

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AALCS6443H



नाम / Name
SEABIRD COMPLEX PRIVATE LIMITED

04039021

निगमन / वटन की तारीख
Date of Incorporation/Formation
20/02/2000

युक्त कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें:

आयकर सेवा इकाई, एन एस डी यूएन
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, ग्रीप बंगला चौक के पास,
पुणे - 411 016.



*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

SEABIRD COMPLEX PVT. LTD.


Director


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

T K RAYCHAUDHURY
MANILAL RAYCHAUDHURI

01/12/1960
 Permanent Account Number
AFBPR3758Q


 Signatures



T K Raychaudhury



इस कार्ड के खोने/भ्रान्तों पर कृपया सूचित करें।
 अथवा किसी भी प्रकार का प्रस्ताव न दें।
 यदि किसी भी कारणवश कार्ड खोया जाय तो
 इसे तुरंत नष्ट करवाकर नंबर 2200913 पर सूचित करें।

*If this card is lost / someone's lost card is found,
 please inform / return to -*


Income Tax PAN Services Unit, NSIT
4th Floor, 'A' Wing, Trade World,
Kamala Mills Compound,
S. B. Marg, Lower Parcel, Mumbai - 400 013.

Tel: 91-22-24994650, Fax: 91-22-24950664,
email: tamf@nsit.co.in

भारत सरकार
GOVERNMENT OF INDIA



তুষার কান্তি রায় চৌধুরী
Tushar Kanti Ray Chowdhury
জন্মতারিখ/DOB: 01/12/1960
পুরুষ/ MALE
Mobile No: 9733186003
8900 0790 7492
VID : 9121 3484 7050 5259



MEERA AADHAAR, MERI PEHCHAN

T. Chowdhury

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA




आधार

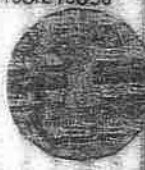

ঠিকানা:
মানিলাল রায়চৌধুরী এমসি - 508, ফ্ল্যাট - 2, সেক্টর - 3, কলকাতা, সল্ট লেক বিচননগর (এম), উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ - 700106

Address:
S/O Manilal Raychowdhury, E-508, Flat - 2, Sector - 3, Kolkata, Salt Lake, Bidhannagar(M), North-24 Parganas, West Bengal - 700106



1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947, Bengaluru-560 001


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
 WB/20/139/216090

নির্বাচকের নাম : তুষার কান্তি রায় চৌধুরী
Elector's Name : Tusharkanti Roy Chowdhury
 পিতার নাম : মনিলাল রায় চৌধুরী
Father's Name : Monilal Roy Chowdhury
 লিঙ্গ / Sex : পুরু / M
 জন্ম তারিখ : 01/12/1960
Date of Birth

WB/20/139/216090

ঠিকানা:
 508 সল্টলেইক ব্লক-একই, ওয়ার্ড নং-16 বিধাননগর
 উত্তর 24 পরগনা 700106

Address:
 508 SALT LAKE, BLOCK-FE, WARD
 NO-16 BIDHAN NAGAR NORTH 24
 PARGANAS 700106



Date: 19/03/2009
 16-বিধান নগর নির্বাচন প্রকল্পের নির্বাচক নিয়ন্ত্রক
 আধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
16-Bidhanagar Constituency

বিধান পরিবর্তন হলে নতুন ঠিকানা কেবলমাত্র বিদ্যে রায়
 তোলা ও একই মনোরম নতুন সঠিক পরিচয়পত্র পাঠান
 অন্য নির্দিষ্ট করে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

EARTHWORK NIRMAN PRIVATE
LIMITED



21/01/2009

Permanent Account Number

AACCE2035N

0-082/019

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटायें :-

आयकर भौम सेवा इकाई, एन एस डी एल

तीसरी मंजील, सफायर चैंबर,

बानेर टेलिफोन एक्सचेंज के नजदीक,

बानेर, पुणे - 411 045.

*If this card is lost / someone's lose card is found,
please inform / return to:*

Income Tax PAN Services Unit, NSDL

3rd Floor, Sapphire Chambers,

Near Baner Telephone Exchange,

Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081

e-mail: in1a1@nsdl.com

EARTHWORK NIRMAN PVT. LTD.

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRABIR ROYCHOWDHURY
NETAI ROYCHOWDHURY

03/06/1964

Permanent Account Number

ADIPR1841H


Signature





In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTTISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खाने/पाने पर कृपया सूचित करें/लोटाएं :
आयकर पैन सेवा यूनिट, (UTTISL)
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई-400 614.



पारत सरकार



आधार

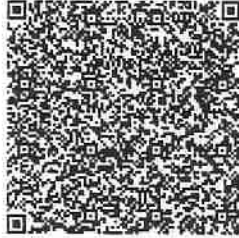
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0635/10277/96218

To
Prabir Roychowdhury
C/O Netal Roychowdhury
BF - 14, BF BLOCK
SALT LAKE, SECTOR - I
Bidhannagar(M)
North 24 Parganas West Bengal - 700064
9007012000

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

3291 9498 7795

VID : 9105 4228 2426 0679

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Prabir Roychowdhury
Date of Birth/DOB: 03/06/1964
Male/ MALE

Issue Date: 16/02/2014

3291 9498 7795

VID : 9105 4228 2426 0679

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, **mAadhaar App** के साथ।

- **Aadhaar** is valid throughout the country.
- **Aadhaar** helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in **Aadhaar**.
- Carry Aadhaar in your smart phone – use **mAadhaar App**.

Address:
C/O Netal Roychowdhury, BF - 14, BF BLOCK,
SALT LAKE, SECTOR - I, Bidhannagar(M),
North 24 Parganas,
West Bengal - 700064



Download Date: 21/12/2021

3291 9498 7795

VID : 9105 4228 2426 0679

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Prabir Roychowdhury



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

XOY1888288



নির্বাচকের নাম : প্রবীর রায়চৌধুরী
 Elector's Name : Prabin Roychowdhury
 পিতার নাম : নিতাই রায়চৌধুরী
 Father's Name : Nitai Roychowdhury
 লিঙ্গ/সেক্স : পুরুষ/M
 জন্ম তারিখ : 08/06/1964
 Date of Birth

Handwritten signature

XOY1888288

ঠিকানা:

১৫-১৭, সল্ট লেক সেক্টর-১, ব্লক-৮এফ,
ভাগ-১, বিধাননগর পৌর নিগম, বিধাননগর
(নর্থ), উত্তর ২৪ পরগণা-৭০০০৬৪

Address:

3 F-14 SALT LAKE SECTOR-1, BLOCK-8F,
(PART-1), BIDHANNAGAR MUNICIPAL
CORPORATION, BIDHAN NAGAR (NORTH),
NORTH 24 PARGANAS-700064

Date: 18/07/2018

116 - বিধান নগর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুরোধ


Facsimile Signature of the Electoral
Registration Officer for

116 - Bidhannagar Constituency

বিধানগর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন অধিকারিকের স্বাক্ষরের অনুরোধ
কর্তৃক প্রদত্ত।


In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

145 / 200


সম্মতি সরকার
আমার

Government of India

Issue Date: 24/01/2014




সমীর কুমার ঘোষ
Samir Kumar Ghosh
 জন্মতারিখ/DOB: 09/04/1948
 পুরুষ/ MALE

4952 8179 2431

VID : 9147 5976 3841 3597

আমার আমার, আমার পরিচয়


ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
আমার


Unique Identification Authority of India

উদ্দেশ্য:

সি/ও: মুকুল শান্তি গার্ডেন, ব্লক 1 ফ্ল্যাট এ2 তৃতীয় ফ্লোর,
রাজারহাট মেন রোড, রাজারহাট, রাজারহাট, উত্তর ২৪
পার্শ্বনা,
পশ্চিম বঙ্গ - 700136




Download Date: 14/03/2022

Address:
C/O: Mukul Shanti Garden, Block 1 Flat A2 3rd
Floor, Rajarhat Main Road, Rajarhat,
Rajarhat, North 24 Parganas,
West Bengal - 700136



4952 8179 2431

VID : 9147 5976 3841 3597

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  help@uidai.gov.in |
  www.uidai.gov.in

Samir Kr. Ghosh

Major Information of the Deed

Deed No :	I-1902-11170/2022	Date of Registration	20/09/2022
Query No / Year	1902-8002823005/2022	Office where deed is registered	
Query Date	20/09/2022 3:24:32 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DIPAK JANA 10,K S ROY ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 6296030799, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 12,67,74,342/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190211163/2022		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kadampukur, Pin Code : 700136

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-1235	LR-542	Bastu	Bastu	11 Dec		1,22,00,166/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1236	LR-320	Bastu	Bastu	19 Dec		2,10,73,014/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-1237	LR-542	Bastu	Bastu	32 Dec		3,54,91,392/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-1238	LR-542	Bastu	Bastu	25 Dec		2,77,27,650/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-1270	LR-542	Bastu	Bastu	20 Dec		2,21,82,120/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			107Dec	0 /-	1186,74,342 /-	
	Grand Total :				107Dec	0 /-	1186,74,342 /-	

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, L5	12000 Sq Ft.	0/-	81,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 12000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		12000 sq ft	0 /-	81,00,000 /-	



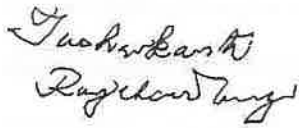
Principal Details :




SI No	Name,Address,Photo,Finger print and Signature
1	Seabird Complex Private Limited 1/1, Hatiara Dhankal, City:- , P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: aaxxxxx3h,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :




SI No	Name,Address,Photo,Finger print and Signature
1	Earthwork Nirman Private Limited Jagardanga, City:- , P.O:- Rajarhat Gopalpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: aaxxxxx5n,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Tushar Kanti Raychowdhury Son of Late Manilal Roy Chowdhury Date of Execution - 20/09/2022, , Admitted by: Self, Date of Admission: 20/09/2022, Place of Admission of Execution: Office	 Sep 20 2022 3:36PM	 LTI 20/09/2022	 20/09/2022
1/1, Hatiara Dhankal, City:- , P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxx8q,Aadhaar No Not Provided Status : Representative, Representative of : Seabird Complex Private Limited (as Authorised Signatory)				

2	Name	Photo	Finger Print	Signature
	Mr Prabir Roy Chowdhury (Presentant) Son of Late Netai Roy Chowdhury Date of Execution 20/09/2022, , Admitted by: Self, Date of Admission: 20/09/2022, Place of Admission of Execution: Office			
		Sep 20 2022 3:36PM	LTI 20/09/2022	20/09/2022
BF 14, Salt Lake, Sector I,, City:- , P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxx1h,Aadhaar No Not Provided Status : Representative, Representative of : Earthwork Nirman Private Limited (as Authorised Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMIR KUMAR GHOSH Son of SACHINADRA NATH GHOSH MUKUL SANTI GARDEN, Block/Sector: 1, City:- Not Specified, P.O:- GOPALPUR, P.S:-Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN:- 700136			
	20/09/2022	20/09/2022	20/09/2022
Identifier Of Mr Tushar Kanti Raychowdhury, Mr Prabir Roy Chowdhury			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Seabird Complex Private Limited	Earthwork Nirman Private Limited-11 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Seabird Complex Private Limited	Earthwork Nirman Private Limited-19 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Seabird Complex Private Limited	Earthwork Nirman Private Limited-32 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Seabird Complex Private Limited	Earthwork Nirman Private Limited-25 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Seabird Complex Private Limited	Earthwork Nirman Private Limited-20 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Seabird Complex Private Limited	Earthwork Nirman Private Limited-12000.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kadampukur, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1235, LR Khatian No:- 542		Owner Name not selected by applicant.
L2	LR Plot No:- 1236, LR Khatian No:- 320		Owner Name not selected by applicant.
L3	LR Plot No:- 1237, LR Khatian No:- 542		Owner Name not selected by applicant.
L4	LR Plot No:- 1238, LR Khatian No:- 542		Owner Name not selected by applicant.
L5	LR Plot No:- 1270, LR Khatian No:- 542		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190211170 / 2022

On 20-09-2022

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 15:27 hrs on 20-09-2022, at the Office of the A.R.A. - II KOLKATA by Mr Prabir Roy Chowdhury ,.

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 12,67,74,342/-

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

Execution is admitted on 20-09-2022 by Mr Tushar Kanti Raychowdhury, Authorised Signatory, Seabird Complex Private Limited, 1/1, Hatiara Dhankal, City:- , P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Identified by Mr SAMIR KUMAR GHOSH, , , Son of SACHINADRA NATH GHOSH, MUKUL SANTI GARDEN, Sector: 1, P.O: GOPALPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Others

Execution is admitted on 20-09-2022 by Mr Prabir Roy Chowdhury, Authorised Signatory, Earthwork Nirman Private Limited, Jagardanga, City:- , P.O:- Rajarhat Gopalpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by Mr SAMIR KUMAR GHOSH, , , Son of SACHINADRA NATH GHOSH, MUKUL SANTI GARDEN, Sector: 1, P.O: GOPALPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 303845, Amount: Rs.50/-, Date of Purchase: 15/09/2022, Vendor name: S CHATTERJEE

fmz

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1902-2022, Page from 392715 to 392734
being No 190211170 for the year 2022.**



Digitally signed by SATYAJIT BISWAS
Date: 2022.09.22 14:08:10 -07:00
Reason: Digital Signing of Deed.

Signature

**(Satyajit Biswas) 2022/09/22 02:08:10 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.**

(This document is digitally signed.)