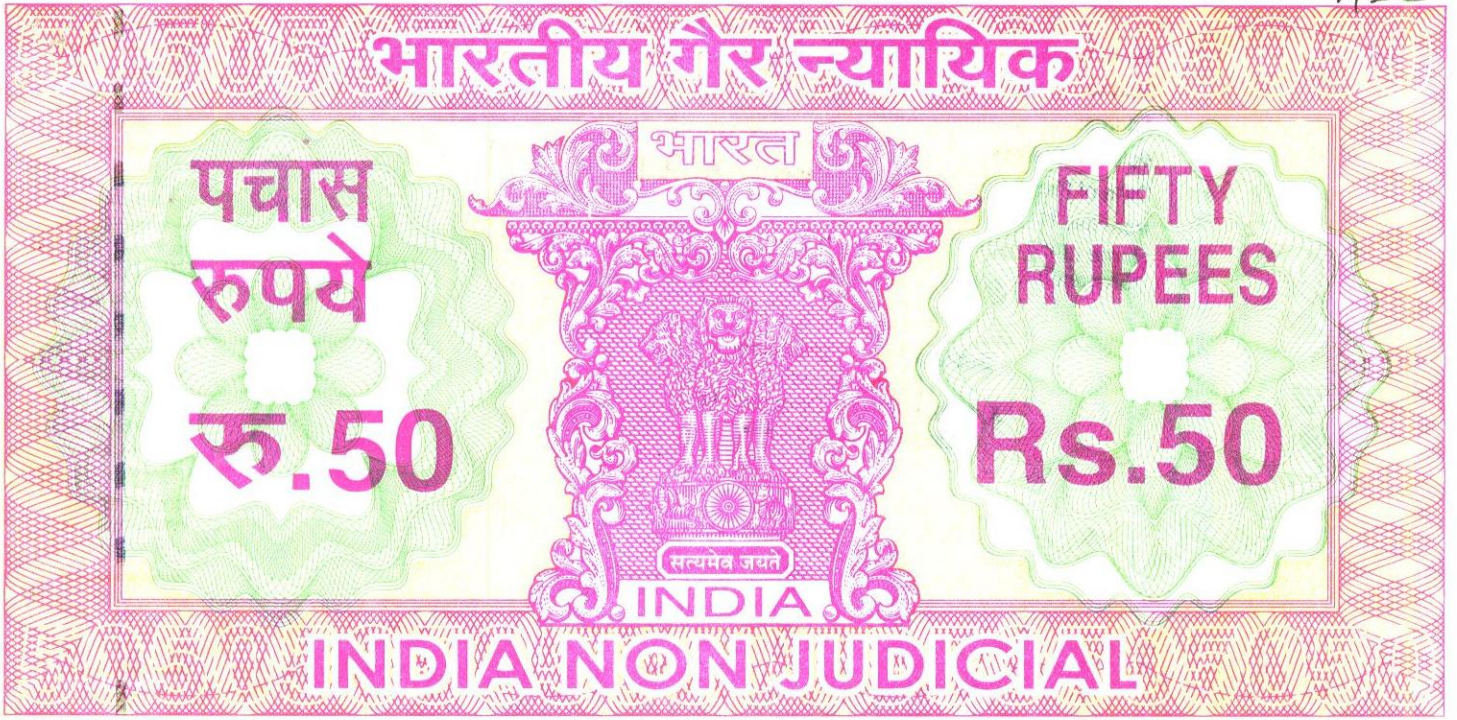


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P 1557/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 782431

11.02.22

10.09

certified that the Document  
is Admitted to registration the  
Signature Sheet and the Endr-  
sements. This is the Part of this  
Document

A. D. S. K. Durgam  
Bardwan

11 FEB 2022

: 1 :

**DEVELOPMENT POWER OF ATTORNEY**

**AFTER REGISTERED**

**DEVELOPMENT AGREEMENT**

*Sipah mah*

08 FEB 2022

Serial No. 710 Date

Sold to Ujjal Dutta

Address Durgapur - 05

Value of Stamps 80/-

Date of Purchase 29 DEC 2021

from the Treas

Name of the Treasury where Purchased, Durgapur

Subrata Kumar Chakraborty  
 Stamp Vendor  
 A. D. S. R. Office, Durgapur-16  
 Licence No. 5 of 1989



Addl. Dist. Sub-Registrar  
 Durgapur, Paschim Bardhaman

11 FEB 2022



**TO ALL TO WHOM THESE PRESENTS SHALL COME THAT** We, - (1) Mr Ujjal Dutta (PAN No.-BWKPD9938B) S/o Sri Basudeb Dutta, by faith Hindu, By occupation - Business, resident of 10/16, Vidyapati Road, B-Zone, Durgapur-5, P.S.- Durgapur, Dist - Paschim Burdwan (W.B) Pin - 713205; (2) Rabi Singh (PAN No.- BPIPS1400J) S/o Sri Sagar Singh, by faith Hindu, By occupation - Business, resident of 1/4/7 Sukanta Sarani, Subashpally, P.O.- Durgapur-13 P.S - Durgapur, Dist - Paschim Bardhaman (W.B), Pin-713213; hereinafter jointly and severally referred to as the **EXECUTANTS(s) / ONE PART**; doth hereby nominate, constitute and appoint the undersigned partner(s) of **M/s. R. K. BUILDERS AND DEVELOPERS PVT LTD. (PAN- AAKCR8455K)** being a Private Limited Company having its registered office at 1/4/7 Sukanta Sarani, Subhas Pally, Durgapur-13, Paschim Bardhaman represented by its Director (1) Rabi Singh (PAN No.- BPIPS1400J) S/o Sri Sagar Singh, by faith Hindu, By occupation - Business, resident of 1/4/7 Sukanta Sarani, Subashpally, P.O.- Durgapur-13, P.S - Durgapur, Dist - Paschim Bardhaman. (W.B) Pin - 713213 to be my/our true and lawful attorney(s) in my/our name and on my/our behalf to do execute singly or jointly and/or severally and/or to execute all or any of the following acts, deeds, matters & things for me/us & on my/our behalf and in my/our name(s) hereinafter referred to as my/our **ATTORNEY(s) / OTHER PART**.

**WHEREAS** the present **landowner No.-1** is the owner of 4.09 khata / 6.74 Dec. land in RS. Plot No- 1019, 1016/3175, LR Plot No.-1205 & 1206, present LR Khatian No. 3670 which he duly purchased by a sale deed Vide no. I- 6799/21 of ADSR Durgapur (Which is specifically mentioned in the part -A of the schedule below property) and whereas the present **landowner No.-2** is the owner of 4.09 Khata / 6.74 Dec. land in RS Plot No-1019, 1016/3175, LR Plot No.-1205 & 1206, present LR Khatian No. 3671 which he duly purchased by a sale deed Vide no. I- 6799/21 of ADSR Durgapur (Which is specifically mentioned in the part -B of the schedule below property) and all the land owner recorded their name in the present **L.R.R.O.R.**

**And** the First Party(s) as aforementioned is the absolute and lawful owners of the immovable property as schedule below and since then they are in absolute, lawful, peaceful, physical possession and occupation over the same without any kind of let, hindrance or disturbances from any corner and being exercising all acts of ownership over said property without any disturbances from any corner and obtain receipts thereof in its own name and have been occupying the said property by exercise of all acts of ownership thereto.

**WHEREAS** by a Registered Development Agreement bearing **Deed No.: I-10571, Sl.No. 10816 dated 29.12.2021** for the year 2021 at the **A.D.S.R. Office, Durgapur** duly executed by us of the **ONE PART** and the above mentioned Developers of the **OTHER PART**; we've agreed to develop the said part and parcel of the land measuring **13.49 Decimals** be the same a little more or less, hereinafter referred to as the said property, more particularly described in the Schedule hereunder.

**AND WHEREAS** in pursuance of the said Agreement, we've handed over the possession of the said property to the Developers on execution of the Development Agreement which they've accepted and now the Developer(s) are in lawful possession of the said property for development of the proposed building with such maximum floors subject to necessary approvals and/or as per sanctioned plan from the appropriate authority.

*Signature*



That the Owner has offered the total area of land thereon measuring **13.49 Decimals** for development and construction of a multi-storied building complex consisting of flats / apartments, and such spaces, etc. provided wherein that as and when required, then amalgamating combine and merger of any and/or the adjacent such plots of land with schedule below plots.

**NOW THEREFORE** the Vendors granted the Developer a Power of Attorney in their favour to enable them to set such necessary plans and such other documents that has to be sanctioned by Panchayat / Zila Parishad and/or other concerned authority(s) and to start such inceptive works of construction unto the said land and to do all other acts and things, which we've agreed to do.

**ALSO FURTHERMORE** We, the Landowners / Vendors having had executed this Development Power of Attorney in favour of the said mentioned above Attorney(s) for smooth execution of all such required works in relation to plan sanction, NOC etc. that is to be sanctioned by the appropriate authority, ADDA, BL&LRO, FIRE Dept., Zila Parishad, P&RD, Panchayat, and/or other concerned authority(s). Moreover, any and/or all of the partners or their authorized representative can submit and/or receive such relevant paper(s) and attend any such hearing in connection with the said landed property(s) on behalf of us (all the Landowners / Vendors as stated above) to Zila Parishad, Panchayat, ADDA, BL&LRO, FIRE Dept., and/or other concerned authority(s).

**KNOW YOU ALL AND THESE PRESENTS WITNESSETH THAT: -**

1. To develop the below schedule plot of the Land and as such the entire proposed building(s) as per sanctioned plan and as enunciated as per the said Development agreement consisting of flats / units / garage(s) / space(s). **Moreover, it is to be noted hitherto that no ownership of the said property(s) is hereby transferred in favour of the Developers herein vide this Document.**
2. To apply, for permission/exemption from the Competent Authority, the State of West Bengal and/or any other authority/authorities under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 (for brevity ULC&R Act) and for the permission and/or sanction for development of the said property under the provisions of ULC&R Act, and for that purpose to make any declarations, sign forms in my/our name and on my/our behalf as my/our Attorney(s) shall deem fit and proper also to appear before appellate authorities under the said ULC&R Act and/or State Government in connection with the permission for transfer of the said property as also development of the said property as aforesaid and generally to do various acts, deeds, matters and things connected with the matters relating to ULC&R Act in the manner my/our said Attorney(s) may deem fit and proper and conducive in connection with all matters pertaining to Urban Land Ceiling clearance.
3. To make and prepare and/or cause to be made and prepared at their entire cost all such layout, sub-division, plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of my said Attorney(s) for the purpose of constructing the buildings on the said property to Panchayat / Zila Parishad and/or any other Concerned Authority and/or Government of West Bengal and/or Local Bodies and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of my/our said attorney and to pay necessary fees & premium required for

*Opate Mahu*



getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the proposed buildings sanctioned by the Municipal / ADDA / Panchayat / Zila Parishad and other authorities.

4. To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the said property from the date of the said agreement onwards.
5. To commence, carry out and complete and/or cause to be commenced and completed, construction work at their entire cost on the said property in accordance with the sanctioned plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations, which are made by the Government of West Bengal and/or Panchayat / Zila Parishad and/or Collector and/or any other Competent Authority or authorities for the time being are strictly observed.
6. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and all its departments, the Panchayat / Zila Parishad and/or Survey Officer and/or Police Authorities for the time being in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.
7. To deal and correspond with Panchayat / Zila Parishad / P&RD, and other appropriate authority(s) including all its Departments or officers or any other officers or Authorities in connection with or relating to or to the said property hereunder and in particular to do the following acts, deeds, matters and things viz.:
  - a) To apply for and obtain, sanction, revalidation with further alterations and/or additions and/or modifications, as my/our said Attorney(s) may require;
  - b) To apply for and obtain the occupation and/or completion certificates in respect of the buildings to be constructed and completed on the said property;
  - c) To deal with the Assessment Department of the Panchayat / Zila Parishad / P&RD, and other appropriate authority(s) and to get the assessment from the said and appropriate authority(s) of the said property.
8. To take and receive advances or amount and/or any kind of consideration from such intending purchaser(s) and very well raise demand unto the competent bankers on behalf of the intending purchaser(s) against those proposed flats and/or any third party(s) and appear and represent us before the A.D.S.R. Office at Durgapur and/or to any other competent authorities for presentations of deeds / documents / agreements / receiving NOC whatsoever and any and all concerned authorities and parties as may be necessarily required and/or advisable in the sole discretion of my/our said Attorney(s) for or in connection with the development of the said property and to make such agreements arrived at such arrangement as may be conducive to the development work and completing the same; And, to represent before the public, local and/or private authorities in respect of development of the property and to make such of the actions and things as may be necessary for effectually commencing the said development work and completing the same.

*Opaki Malik*



9. To enter upon property at any time, affix board, put the barbed wire fencing or construct a compound wall on the said property or any portion thereof as per demarcation thereof and to make payment for getting the work done.
10. To deal with the correspondence with the West Bengal State Electricity Board and/or any other competent authorities for obtaining electric connection including execution of lease deed in respect of any portion of the said property for the purpose of enabling the Electric Supply and Transport Undertaking Ltd. to put up and erect an electric sub-station for the supply of electricity to the buildings that may be constructed on the said property and for that purpose to sign, all letters, applications, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.
11. To empower on my/our behalf and in my/our name and to represent my/our interest before the Survey Authorities, Land Record Authorities, Collector of land Revenue and Assessors of Municipal / ADDA / Panchayat / Zila Parishad and/or P&RD Rates and Taxes, Commissioner of Police and Municipal / ADDA / Panchayat / Zila Parishad Commissioner and other officers for the grant of the licences or permits or for any other purpose or renewal thereof as may be necessary under any Local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whosoever.
12. To make applications for connections, electric & water supply and other incidental requirements which may be required for purpose of development of the aforesaid property. To apply for refund of deposits made or to be made with the Panchayat / Zila Parishad, West Bengal State Electricity Board and other concerned Authorities and receive the said refunds.
13. To ask, demand, sue for, enforce payment and/or recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or mesne, profits in respect of the said property which now are or which at any time or times hereafter may become due and payable to me/us.
14. To nominate, appoint, engage and authorise solicitors, advocates, Income-tax, GST and such other taxing practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub- Contractors and other professional agents and to sign and give warrants or vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remuneration including special fees and charges.
15. To make, sign and submit applications, petitions, letters and writing appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities under the Urban Land (Ceiling & Regulation) Act, 1976 or any other law or any other authorities for all and any licences, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development of the said property.
16. In connection with or relating to the said property to take action against person or tenants, occupiers, etc. if any, in any court, to represent me/us in any Courts of law and to sign all applications, plaints, written statements, applications, affidavits, review, appeal, petitions, on my/our behalf from time to time be found necessary, proper and/or enter into any agreement relating to said development of property or to refer the same to Arbitration or to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign Vakalatnama and/or authorisations on

*Dy. P. S. Anand*



my/our behalf, but at their entire risk as to costs; excluding the costs in which the Executants(s) to this Power of Attorney is a party to a case.

17. In case the said property or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ, summons or other legal proceedings or motion and to appear and represent me/us in any court and before all magistrates, judges, judicial officers and other authorities and tribunals whatsoever as by the said attorney's shall be thought advisable and to commence and continue any suit, petitions, actions or any other proceedings in any court of law and before any public officers or tribunals for receiving compensation for acquisition, requisition, reservation and/or relief for de-acquisition or de-requisitioning or de-reservation or otherwise whatsoever.

18. To make applications to the government or semi-government authorities or to any other authorities for sanction of cement and steel and/or such other building materials as may be required for the said development work and for that purpose to execute necessary writings including undertakings and bonds and to furnish necessary deposits for the same. To manage the said property written hereunder and to take such of the steps as may be necessary to manage the said property till the time of completion of the said development.

19. To mortgage the said property or any part thereof in favour of any bank(s) or other financial institutions in such a manner as the attorneys think fit and proper for obtaining any kind of loan by the attorneys and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge on the said property, as the attorneys think fit.

20. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which I/we could have done for the completion of the said development work.

21. To attend and to represent me/us before any Collector, Authorities or officers of Govt. of W.B. or Government of India or any other State or States, before all Revenue, Municipal / ADDA / Panchayat / Zila Parishad and/or P&RD, Public or other officers including those of Income-tax as occasion shall arise for any purpose connected with the said development work.

22. To advertise in the newspapers for the sale of residential flats in the development and to enter into agreements for the sale of such residential flats with the prospective purchasers on and for such price or consideration and upon such terms and conditions as my/our said Attorney(s) shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said Agreements for sale of residential flats and to do all such necessary acts and things as may be necessary or proper in that behalf.

23. Subject to fulfilment of obligations under the said agreement of development, to sign and execute for me/us and on my/our behalf the conveyance(s) / agreement(s) in favour of my/our said Attorney(s) and/or their nominee or nominees including co-operative society(s) and to sale such respective units / flats / car parking spaces and spaces, etc., and present any such conveyance(s) / agreement(s) for registration after receipt of sale consideration into the

*Open to all*



Developers account and register the same before the ADSR Durgapur / District Sub-Registrar / Registrar and/or such other competent registering authority(s) having authority for and to have the said conveyance(s) registered of and from their entire allocated share of the developers as per Plan morefully mentioned in the said development agreement registered at the A.D.S.R. Office, Durgapur and to do all acts, things and deeds, which my/our said Attorney(s) shall consider necessary for conveying the said property to all such intending purchaser(s) or their nominee(s) as fully and effectively in all respects as I/we could do the same myself/ourselves.

**There is no right, title given to the attorney by this Development Power of Attorney.**

24. — To sign declarations as may be required under the Income-tax Act, 1961 and application under the Income-tax Act, 1961 and to appear before any tax authority on my/our behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income-tax Act, 1961.

25. And to do everything whatever which may be at the sole discretion of my/our said Attorney(s) deemed fit, or expedient for sale and/or enjoyment and/or development of the said property & which I/we myself/ourselves could do if personally present and as if this power had not been executed.

26. The Executant(s) shall indemnify and keep indemnified the Attorney from and against all actions, claims, demands, proceedings, fines, penalties and all costs, expenses and damages incurred and/or suffered by the Developers in the course of such development. If any legal disputes with consequences arises in relation to the part and parcel of the said property then it shall be the obligation on the part of the Executants of which the Executants having acknowledged the same to guarantee and recoup/compensate and/or restitute the Attorney with costs & consequences thereof.

27. Upon the death or incapacity of the Executant(s) hereof, this power of attorney shall not become inoperative. In such an eventuality, it shall be the responsibility of such other Executant's nominee to obtain additional power of attorney from the legal heirs of such deceased executant.

28. To do any act, deed or thing, as my/our said Attorney(s) may deem fit and proper and necessary in the best interest of myself/ourselves and in the best interest of the said property; AND, To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes in the best interest of the said property.

29. That in connection to the said power delivered by the Executants here in this Development Power of Attorney; if anything whatsoever gets missed out then it is to be regulated with the Development Agreement executed between parties and giving a vivid interpretation with the subject matter of these presents & with the prevailing laws in force as amended from time to time.

**AND GENERALLY TO DO AND CAUSE TO BE DONE** all acts, deeds, matters and things as my/our said Attorney(s) shall think fit and proper for the purpose of sale of flats and enjoyment and the development of the said property, as amply and effectual as I/we could have personally done.

**This Power of Attorney stands revocable after handing over the flats / apartment / such other spaces, including co-operative society or societies, etc. to such intending purchaser(s) hereof.**

*Dyptak Mohan*



AND WE THE ABOVE NAMED HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever the said Attorney(s) under the power in that behalf and shall lawfully do or cause to be done in the premises either singly or jointly and/or severally aforesaid by virtue of these presents.

**FIRST SCHEDULE**  
**THE SCHEDULE - A ABOVE REFERRED**  
**DESCRIPTION OF THE LAND TO BE DEVELOPED**

**Part- A**

That piece and parcel of a Baid land at present useable as Bastu land measuring about 4.09 khata / 6.74 Dec. Under - Mouza - Jemua, LR J.L No. - 105 land in RS. Plot No-1019, L.R.Plot No. 1206, Land area - 2.905 Katha, R.S.Plot No. 1016/3175, LR Plot No.- 1205, Land area 1.185 Katha, present LR Khatian No. 3670 under the jurisdiction of Jemua Gram Panchyat Dist - Paschim Burdwan.

**Part- B**

That piece and parcel of a Baid land at present useable as Bastu land measuring about 4.09 khata / 6.74 Dec. Under Mouza - Jemua, LR J.L No. - 105 land in RS. Plot No- 1019, L.R.Plot No. 1206, Land area - 2.905 Katha, R.S.Plot No. 1016/3175, LR Plot No.-1205, Land area - 1.185 Katha, present LR Khatian No. 3671 under the jurisdiction of Jemua Gram Panchayat Dist - Paschim Burdwan

Total area of Land in two part of this deed is more or less 13.49 decimals or 8.18 Katha. All the plots are usable as Bastu.

All the plots are jointly butted and bounded by:-

On the North:- Land of Bulbul Barnwal

On the South:- 12 ft. Wide Kancha Road

On the East:- 24 ft. Wide Kancha Road

On the West:- R.S.Plot No. 1019

*Syau Mahur*



**IN WITNESS WHEREOF** the Executants and Attorney Holders(s) hereto have set their hands on being aware of legal terminology on this the *11<sup>th</sup> Day of February 2022 (Two thousand twenty two)* aforementioned and as such explained this indenture in vernacular before all parties and thereafter affix and formulated their respective signatures after satisfaction with full of mental and physical competencies.

**SIGNED, SEALED & DELIVERED**  
**IN PRESENCE OF: -**

**WITNESS:**

1. Dilip Kundu.  
c/o v Kartick Kundu.  
vill + Post - Dharma  
Durgapur-6  
Dist Paschim burdwan.

Ujjal Dutta

Trabi Ching

**SIGNATURE OF THE EXECUTANT(S)**

2. Shyamal Mukherjee  
Muddeha  
D.A.P-12

R.K. BUILDERS DEVELOPERS PVT. LTD.  
Trabi Ching  
Director

**SIGNATURE(s) OF THE ATTORNEY**

Readover, explained and

Prepared by :

Debanu Bandyopadhyay  
L.No. DPR 36

Typed by :

Shusovan Ch

Shusovan Chakraborty,

Durgapur - 16.



## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল/ Thums	তর্জনী/ 1st Finger	মধ্যমা/ Middle	অনামিকা / Ring	কনিষ্ঠা/ Small Finger	
ডান হাত Right Hand						Ujjal Dutta 3

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Ujjal Dutta

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল/ Thums	তর্জনী/ 1st Finger	মধ্যমা/ Middle	অনামিকা / Ring	কনিষ্ঠা/ Small Finger	
ডান হাত Right Hand						Rabi Singha

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Rabi Singha

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature .....

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature .....



भारत सरकार  
Government of India

Issue Date: 14/08/2016



Dilip Ruidas  
Date of Birth/DOB: 02/02/1982  
Male/ MALE

M-8670187827

7221 9418 9408  
VID : 9160 1304 0980 8542  
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
S/O Kartick Ruidas, New Township, Ruidas  
para, Jemua, Bardhaman,  
West Bengal - 713206



Download Date: 14/12/2021

7221 9418 9408  
VID : 9160 1304 0980 8542

1047 | help@uidai.gov.in | www.uidai.gov.in

*Dilip Ruidas.*





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

UJJAL DUTTA

BASUDEV DUTTA

20/07/1978

Permanent Account Number

BWKPD9938B

Ujjal Dutta

Signature



19112013

Ujjal Dutta

इस कार्ड को खोने / पाने पर कृपया सूचित करें। लौटाने  
आयकर सेवा बोर्ड कार्ड, एन एस डी एल  
5th फ्लोर, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, नज़्म 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 Ltd, NSDL,  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bangalow Chowk,  
Pune - 411 016

Tel: 91 20 2721 8080; Fax: 91 20 2721 8081;  
e-mail: [info@nsdl.co.in](mailto:info@nsdl.co.in)




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RABI SINGH  
SAGAR SINGH

24/04/1987  
Permanent Account Number  
BPIPS1400J

*Rabi Singh*  
Signature



06112007

*Rabi Singh*





## Major Information of the Deed



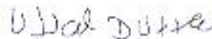
Deed No :	I-2306-01557/2022	Date of Registration	11/02/2022
Query No / Year	2306-8000446380/2022	Office where deed is registered	
Query Date	09/02/2022 11:23:24 AM	2306-8000446380/2022	
Applicant Name, Address & Other Details	D Mahanti Arrah Kalinagar, Thana : Kanksa, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 6294990449, Status : Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 4/-	Rs. 18,68,812/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230610571/2021		

### Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Jemua, Pin Code : 713206




Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1019	RS-3670	Bastu	Baid	2.905 Katha	1/-	6,63,680/-	Width of Approach Road: 36 Ft.,
L2	RS-1016/3175	RS-3670	Bastu	Baid	1.185 Katha	1/-	2,70,726/-	Width of Approach Road: 36 Ft.,
L3	RS-1019	RS-3671	Bastu	Baid	2.905 Katha	1/-	6,63,680/-	Width of Approach Road: 36 Ft.,
L4	RS-1016/3175	RS-3671	Bastu	Baid	1.185 Katha	1/-	2,70,726/-	Width of Approach Road: 36 Ft.,
		<b>TOTAL :</b>			<b>13.497Dec</b>	<b>4 /-</b>	<b>18,68,812 /-</b>	
		<b>Grand Total :</b>			<b>13.497Dec</b>	<b>4 /-</b>	<b>18,68,812 /-</b>	

### Principal Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Ujjal Dutta</b> Son of Mr Basudeb Dutta Executed by: Self, Date of Execution: 11/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Office			
		11/02/2022	LTI 11/02/2022	11/02/2022





10/16, Bidyapati Road, B- Zone, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BWxxxxxx8B, Aadhaar No: 26xxxxxxxx0850, Status :Individual, Executed by: Self, Date of Execution: 11/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Office

2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Rabi Singh</b> Son of Mr Sagar Singh Executed by: Self, Date of Execution: 11/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Office			
		11/02/2022	LTI 11/02/2022	11/02/2022
1/4/7, Sukanta Sarani, Subhas Pally, 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.:: BPxxxxxx0J, Aadhaar No: 81xxxxxxxx9597, Status :Individual, Executed by: Self, Date of Execution: 11/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Office				

#### Attorney Details :



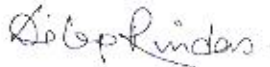
SI No	Name,Address,Photo,Finger print and Signature
1	<b>R K Builders And Developers Private Limited</b> 1/4/7, Sukanta Sarani, Subhas Pally, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 , PAN No.:: AAxxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Rabi Singh (Presentant )</b> Son of Mr Sagar Singh Date of Execution - 11/02/2022, , Admitted by: Self, Date of Admission: 11/02/2022, Place of Admission of Execution: Office
	
	
	Feb 11 2022 12:32PM
	LTI 11/02/2022
	11/02/2022
1/4/7, Sukanta Sarani, Subhas Pally, 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.:: BPxxxxxx0J, Aadhaar No: 81xxxxxxxx9597 Status : Representative, Representative of : R K Builders And Developers Private Limited (as Director)	



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Dilip Ruidas</b> Son of Late Kartick Ruidas Jemua, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206			
	11/02/2022	11/02/2022	11/02/2022
Identifier Of Mr Ujjal Dutta, Mr Rabi Singh, Mr Rabi Singh			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Ujjal Dutta	R K Builders And Developers Private Limited-2.905 Katha

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Ujjal Dutta	R K Builders And Developers Private Limited-1.185 Katha

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr Rabi Singh	R K Builders And Developers Private Limited-2.905 Katha

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mr Rabi Singh	R K Builders And Developers Private Limited-1.185 Katha

On 09-02-2022

**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 18,68,812/-



Partha Bairaggya  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
Paschim Bardhaman, West Bengal

On 11-02-2022

**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 12:02 hrs on 11-02-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Rabi Singh .

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

Execution is admitted on 11/02/2022 by 1. Mr Ujjal Dutta, Son of Mr Basudeb Dutta, 10/16, Bidyapati Road, B- Zone, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by Profession Business, 2. Mr Rabi Singh, Son of Mr Sagar Singh, 1/4/7, Sukanta Sarani, Subhas Pally, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business

Indetified by Mr Dilip Ruidas, , Son of Late Kartick Ruidas, Jemua, P.O: Durgapur, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

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

Execution is admitted on 11-02-2022 by Mr Rabi Singh, Director, R K Builders And Developers Private Limited, 1/4/7, Sukanta Sarani, Subhas Pally, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Dilip Ruidas, , Son of Late Kartick Ruidas, Jemua, P.O: Durgapur, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**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 710, Amount: Rs.50/-, Date of Purchase: 08/02/2022, Vendor name: SUBRATA KUMAR CHAKRABORTY



Partha Bairaggya  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
Paschim Bardhaman, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 41170 to 41188

being No 230601557 for the year 2022.



Digitally signed by Santanu Pal  
Date: 2022.02.17 13:36:34 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2022/02/17 01:36:34 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)

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