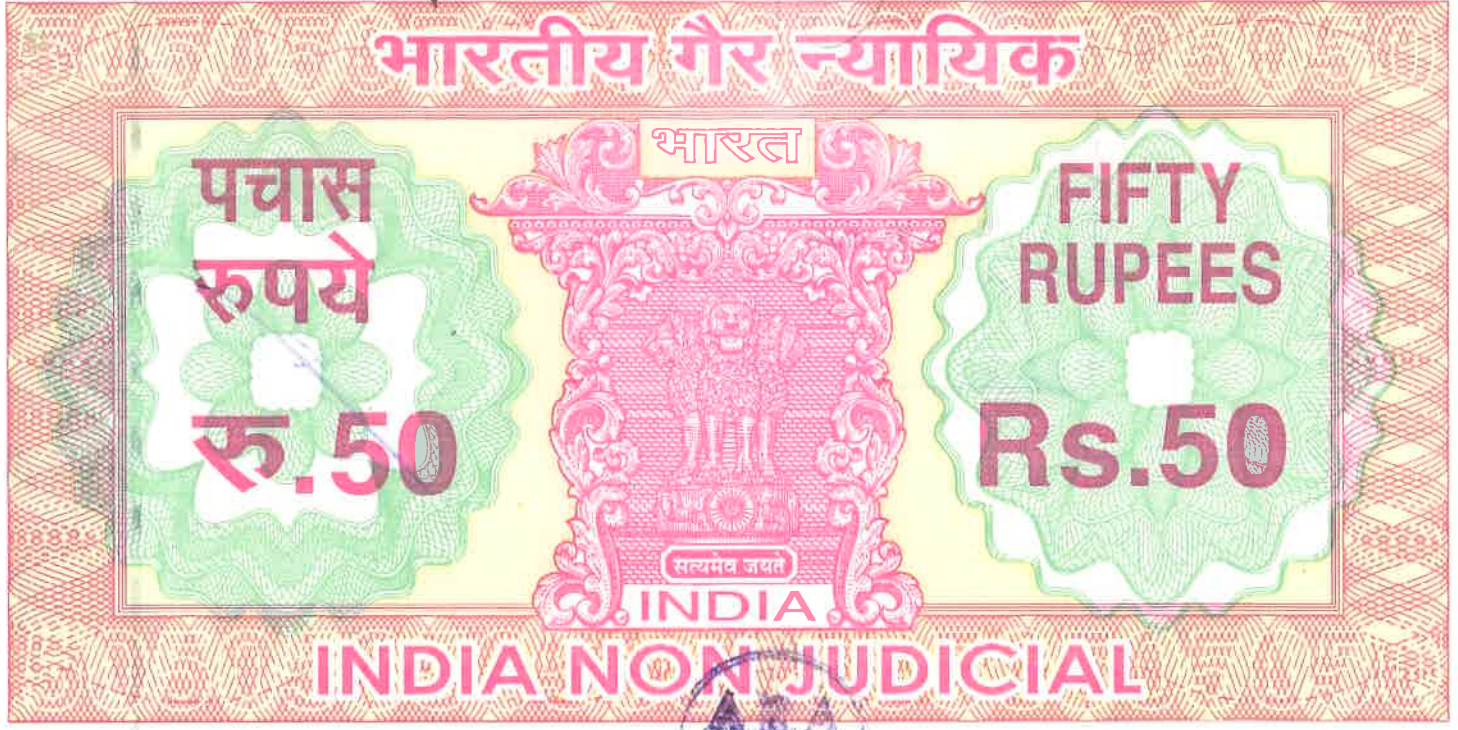


5833/2023

I-5045/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL II

AH 196986

11-12  
18/04/23

8/984644/2023

Additional Registrar of Assurances-II  
Kolkata

Certified that the Document is admitted to  
Registration. The Stamp Fee and the  
Endorsement Fee are the part of it.

Additional Registrar  
of Assurances II Kolkata

8 APR 2023

**DEVELOPMENT POWER OF ATTORNEY**

**TO ALL TO WHOM THESE PRESENTS SHALL COME GSPR DEVELOPERS PRIVATE LIMITED (PAN AABCJ2378Q), (CIN No. CU70102WB1982PTC035139) a company incorporated under the Companies Act 1956 having its registered office at Akshay Niloy Housing Complex, Block C/1, Flat No 1 B, Ground Floor Narayanpur, Police Station Airport, Post Office Rajarhat Gopalpur, Kolkata 700 136, represented by its Director MR SUBHASH CHAND KHANDELWAL (PAN No AEUPK9157J), (Aadhar No. 6302 0448 9674), son of Mr. Debi Prasad Khandelwal, by faith Hindu, by nationality Indian, by occupation Business, residing at Flat No. 4, 9<sup>th</sup> Floor, Block G, Forum Pravesh, Premises no. 212, Girish Ghosh Road, Police Station Belur, Post Office Belur, Howrah 711 202, SEND GREETINGS**

Basang

22590

Sinha & Co.  
Advocates

Rs..... S.K.S. Roy Rd.  
17 APR 2023  
KOL-1  
S. CHAKRABARTY  
Licence Vendor  
C.C. Court  
2 & 3, K. S. Roy Road, Kol-1



17 APR 2023

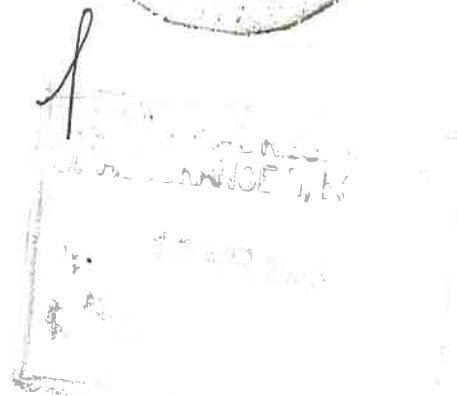
17 APR 2023

Identified by me.



Pradeep Baid  
60 Late R. L. Baid  
CLUSTON VIPRO  
Flat 4A, Block-2  
KOLKATA 700052

Identified by me.



**WHEREAS GSPR DEVELOPERS PRIVATE LIMITED** is the absolute owner of **ALL THAT** piece and parcel of land admeasuring 1 Bigha, 7 Cottahs, 6 Chittacks and 12 Square Feet out of total land admeasuring 95 Decimals comprised in C.S. Dag no. 447 corresponding to R.S. and L.R. Dag no. 470 and land admeasuring 1 Bigha, 11 Cottahs and 7 Square Feet out of 87 Decimals comprised in C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472, in total admeasuring 2 Bighas, 18 Cottahs, 6 Chittacks and 19 Square Feet lying and situated at Mouja Raghunathpur comprised in J.L. no. 8, R.S. no. 134, Touzi no. 3027, C.S. Khatian no. 200, R.S. Khatian no. 263 corresponding to L.R. Khatian no. 19/1, District 24 Parganas North, Police Station Rajarhat (Old), Baguiati, (New), previously within the ambit of Gopalpur Arjunpur no 3 Gram Panchayet presently Ward no. 9 within the ambit of Bidhannagar Municipal Corporation together with the common paths, passages, easements, quasi-easements, messuages, tenenements, heriditaments 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 3 Blocks of G+4 storied building according to the sanctioned plan of Bidhannagar Municipal Corporation vide Building Plan Sanction No. SWS-OBPAS/2109/2022/0518 dated 28<sup>th</sup> March, 2023 we have entered into a 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 dated 18.04.2023 and duly registered with the office of the Additional Registrar of Assurances II, Kolkata, and recorded in Book no. 1, Volume no 1902-2023, Pages to , Being no. 1902 for the year 2023.

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

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with 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.
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

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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.
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

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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.
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

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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.
19. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtars 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

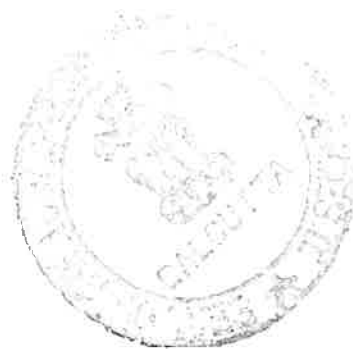


*[Handwritten signature]*  
[Faint, illegible text]

18 APR 2023

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. 5030 of 2023 dated 18<sup>th</sup> day of \_\_\_\_, 2023 registered at ...ARA-II... 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 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 Bidhannagar Municipal Corporation 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.



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18 APR 2023

28. To sign and verify complaints, 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.
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 ejection or notice of any other kind to tenants or trespassers and to file suits and proceedings for ejection 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



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GOVERNMENT OF WEST BENGAL  
CALCUTTA, KOLKATA  
18 APR 2021



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.

**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 1 Bigha, 7 Cottahs, 6 Chittacks and 12 Square Feet out of total land admeasuring 95 Decimals comprised in C.S. Dag no. 447 corresponding to R.S. and L.R. Dag no. 470 and land admeasuring 1 Bigha, 11 Cottahs and 7 Square Feet out of 87 Decimals comprised in C.S. Dag no. 450 corresponding to R.S. and L.R. Dag no. 472, in total admeasuring 2 Bighas, 18 Cottahs, 6 Chittacks and 19 Square Feet lying and situated at Mouja Raghunathpur comprised in J.L. no. 8, R.S. no. 134, Touzi no. 3027, C.S. Khatian no. 200, R.S. Khatian no. 263 corresponding to L.R. Khatian no. 19/1, District 24 Parganas North, Police Station Rajarhat (Old), Baguiati, (New), previously within the ambit of Gopalpur Arjunpur no 3 Gram Panchayet presently Ward no. 9 within the ambit of Bidhannagar Municipal Corporation together with the common paths, passages, easements, quasi-easements, messuages, tenenements, heriditaments and butted and bounded as follows;

**ON THE NORTH:** By land comprised in Dag Nos 224,335 and 336 in Mouja Raghunathpur;

**ON THE SOUTH :** By land comprised in Dag No 44 at Mouja Raghunathpur;

**ON THE EAST :** By 13 Feet wide Road;

**ON THE WEST :** By land comprised in Dag Nos 451, 452 and 454 in Mouja Raghunathpur



1

ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
18 APR 2023

**IN WITNESS WHEREOF** we have set and subscribed our hand and seal on this the  
18<sup>th</sup> day of April, Two Thousand Twenty Three (2023).

**SIGNED, SEALED AND DELIVERED**

by the Parties in the presence of :

**WITNESSES :-**

1. Pradeep Baid  
Clubroom, VJPRD,  
Flat 4A, Plot 2  
Kolkata 700012
- 2.

GSPR DEVELOPERS PVT. LTD.



Director

Santosh Santosh  
DL-100 Sankhake  
KOL - 91

(Signature of the Owner)

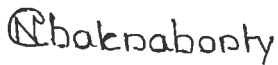
*We accept the Power*

For EARTHWORK NIRMAN PVT. LTD.

  
Authorized Signatory

(Seal & Signature of the Attorney)

Drafted by :-



Advocate

High Court, Calcutta.

F 1731/02.



1

ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
18 APR 2023



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

नामांकन क्रम/Enrolment No.: 2016/00594/20125

Download Date: 05/06/2017

To  
सुभाष चंद खंडेलवाल  
Subhash Chand Khandelwal  
S/O Devi Sahay Khandelwal  
BL-G, 9th Floor, FL-04  
212, Girish Ghosh Road  
Belur  
Forum Parvesh  
Bally (M)  
Howrah Belur Bazar  
West Bengal - 711202  
9433042973

Generation Date: 22/03/2017

Validity: unknown



आपका आधार क्रमांक / Your Aadhaar No. :

**6302 0448 9674**

मेरा आधार, मेरी पहचान

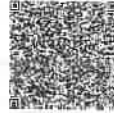


भारत सरकार

Government of India



सुभाष चंद खंडेलवाल  
Subhash Chand Khandelwal  
जन्म तिथि/ DOB: 06/01/1961  
पुरुष / MALE



**6302 0448 9674**

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

**INFORMATION**

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:

S/O देवी सहाय खंडेलवाल, बीएल-जी, 9वां फ्लोर, एफएल-04, 212, गिरीश घोष रोड, फोरम परवेश, बेलुर, बंगलूर (एम), होवर, वेस्ट बंगाल - 711202

Address:

S/O Devi Sahay Khandelwal, BL-G, 9th Floor, FL-04, 212, Girish Ghosh Road, Forum Parvesh, Belur, Bally (M), Howrah, West Bengal - 711202

**6302 0448 9674**



1947



help@uidai.gov.in



www.uidai.gov.in

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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AEUPK9157J

नाम/ Name  
SUBHASH CHAND KHANDELWAL

पिता का नाम/ Father's Name  
DEEPI PRASAD KHANDELWAL

जन्म की तारीख/ Date of Birth  
06/01/1961

  
हस्ताक्षर/ Signature



04122017

खुश

इस कार्ड के खोने / पाते पर कृपया सूचित करें / लौटाने  
आसकन पेन सेवा कार्ड, एन एस डी एस  
5 वीं मंजिला, मन्त्री स्टर्लिंग प्लॉट नं. 341, सत नं. 997/8,  
मॉडल कॉलोनी, दीप 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  
5th 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](mailto:tininfo@nsdl.co.in)

*Handwritten signature*





भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

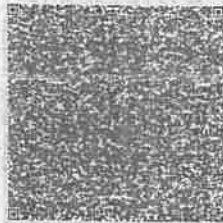
Enrolment No.: 0635/10277/96218

Download Date: 14/09/2020

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

Issue Date: 27/12/2019

Signature valid  
Digitally signed by  
Prabir Roychowdhury  
DN: cn=Prabir Roychowdhury,  
o=Unique Identification Authority of India, ou=UIDAI, email=prabir@uidai.gov.in



आपका आधार क्रमांक / Your Aadhaar No. :

3291 9498 7795

VID : 9106 1075 6116 0502

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 14/09/2020



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

Issue Date: 27/12/2019

3291 9498 7795

VID : 9106 1075 6116 0502

मेरा आधार, मेरी पहचान



Government of India



### सूचना

- आधार पदचान 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

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- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
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- 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।

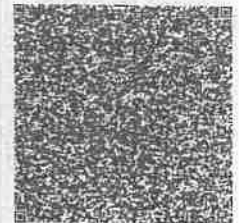
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



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



3291 9498 7795

VID : 9106 1075 6116 0502

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*Prabir Roychowdhury*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRABIR ROYCHOWDHURY  
NETAI ROYCHOWDHURY

03/06/1964  
Permanent Account Number

ADIPR1841H

*Prabir Roychowdhury*  
Signature



*Prabir Roychowdhury*

*In case this card is lost / found, kindly inform Section In-charge, Income Tax PAN Services Unit, UTTSL, Plot No. 3, Sector 11, CBD Belapur, Navi Mumbai - 400 614.*

*यदि यह कार्ड खोया/पैदा हो, कृपया सूचना दें, आयकर सेवाएँ, यूटीएसएल, प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर, नावी मुंबई - 400 614.*

*Prabir Roychowdhury*





सत्यमेव जयते



आधार

भारतीय विशिष्ट पहिचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

ভাষিকাত্তির আই ডি/Enrollment No.: 1093/88007/03558

Tu

প্রদীপ বিদ

Pradeep Baid

30/03/2012

S/O Ratan Lal Baid

Club Town Housing Complex, Block-2, Flat No.-4AB

VIP Road, Teghoria

Opposite Haldiram Pure Food Kolkata

Kolkata Airport Kolkata

West Bengal 700052

9830072326

106538



LH001065382IN



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**3709 1549 0271**

আধার - সাধারণ মানুষের অধিকার



भारत सरकार  
GOVERNMENT OF INDIA



প্রদীপ বিদ

Pradeep Baid

জন্ম সাল / Year of Birth : 1956

পুরুষ / Male

3709 1549 0271



আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

S/O রতন লাল বিন, ৩য় ফ্লোর  
শ্রী বোল্ডার, ৩৯-১, অরুণ  
নো-৩রক, টিএন রোড, হেয়ারিয়া,  
আনিক্ত হাফিরা পুর ২য়,  
কলকাতা, বেঙ্গল, ৭০০০৫২

Address:

S/O Ratan Lal Baid, Club  
Town Housing Complex,  
Block-2, Flat No.-4A5, VIP  
Road, Teghoria, Opposite  
Haldiram Pure Food,  
Kolkata, Kolkata Airport,  
West Bengal, 700052



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SPECIMEN FORM FOR TEN FINGERPRINTS



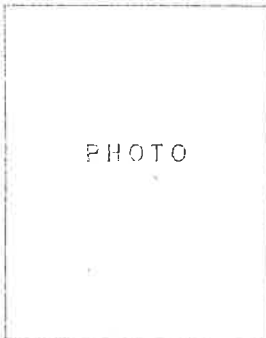
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

*Handwritten signature*



*Handwritten signature*

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



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



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



*l*

ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
18 APR 2023



## Major Information of the Deed

Deed No :	I-1902-05045/2023	Date of Registration	18/04/2023
Query No / Year	1902-8000984644/2023	Office where deed is registered	
Query Date	18/04/2023 12:43:22 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 flrm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 11,56,41,141/-		
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]:- 190205030/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Raghunathpur Road, Mouza: Raghunathpur, , Ward No: 009 Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-470	LR-3585	Bastu	Bastu	1 Bigha 7 Katha 6 Chatak 12 Sq Ft		5,42,38,498/-	Width of Approach Road: 13 Ft., , Project Name :
L2	LR-472	LR-3585	Bastu	Bastu	1 Bigha 11 Katha 7 Sq Ft		6,14,02,643/-	Width of Approach Road: 13 Ft., , Project Name :
		<b>TOTAL :</b>			<b>96.3623Dec</b>	<b>0 /-</b>	<b>1156,41,141 /-</b>	
	<b>Grand Total :</b>				<b>96.3623Dec</b>	<b>0 /-</b>	<b>1156,41,141 /-</b>	



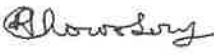



### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>GSPR Developers Private Limited</b> Akshay Niloy Housing Complex, Block C 1narayanpur, City:- , P.O:- Rajarhat, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: aaxxxxxx8q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative




**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Earthwork Nirman Private Limited</b>                      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</p>

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b>  <b>Mr Prabir Roy Chowdhury (Presentant)</b>                      Son of Late Netai Roy Chowdhury                      Date of Execution - 18/04/2023, , Admitted by: Self, Date of Admission: 18/04/2023, Place of Admission of Execution: Office</p>	 Apr 18 2023 1:51PM	 LTI 18/04/2023	<p><b>Signature</b>                        18/04/2023</p>
<p>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.:: adxxxxxx1h,Aadhaar No Not Provided Status : Representative, Representative of : Earthwork Nirman Private Limited (as Authorised Signatory)</p>				
2	<p><b>Name</b>  <b>Mr Subhash Chand Khandelwal</b>                      Son of Mr Debi Prasad Khandelwal                      Date of Execution - 18/04/2023, , Admitted by: Self, Date of Admission: 18/04/2023, Place of Admission of Execution: Office</p>	 Apr 18 2023 1:41PM	 LTI 18/04/2023	<p><b>Signature</b>                        18/04/2023</p>
<p>212, Girish Ghosh Road, City:- , P.O:- Belur, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711202, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxx7j,Aadhaar No Not Provided Status : Representative, Representative of : GSPR Developers Private Limited (as Director)</p>				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr PRADEEP BAID</b>                      Son of Late R L BAID                      VIP ROAD, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052</p>	 18/04/2023	 18/04/2023	<p><b>Signature</b>                        18/04/2023</p>
<p>Identifier Of Mr Prabir Roy Chowdhury, Mr Subhash Chand Khandelwal</p>			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	GSPR Developers Private Limited	Earthwork Nirman Private Limited-45.1963 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	GSPR Developers Private Limited	Earthwork Nirman Private Limited-51.166 Dec

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Raghunathpur Road, Mouza: Raghunathpur, , Ward No: 009 Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 470, LR Khatian No:- 3585	Owner:এ.টি.দেব. প্রাঃ লিং, Gurdian:পক্ষে ডায়রেক্টর, Address:ঝামাপুকুর লেন, কোল- , Classification:বাগান, Area:0.46000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 472, LR Khatian No:- 3585	Owner:এ.টি.দেব. প্রাঃ লিং, Gurdian:পক্ষে ডায়রেক্টর, Address:ঝামাপুকুর লেন, কোল- , Classification:ডাঙ্গা, Area:0.54000000 Acre,	Owner Name not selected by applicant.

**On 18-04-2023**

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

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

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

Presented for registration at 12:46 hrs on 18-04-2023, 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 11,56,41,141/-

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

Execution is admitted on 18-04-2023 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 PRADEEP BAID, , , Son of Late R L BAID, VIP ROAD, P.O: AIRPORT, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by profession Others

Execution is admitted on 18-04-2023 by Mr Subhash Chand Khandelwal, Director, GSPR Developers Private Limited, Akshay Niloy Housing Complex, Block C 1narayanpur, City:- , P.O:- Rajarhat, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by Mr PRADEEP BAID, , , Son of Late R L BAID, VIP ROAD, P.O: AIRPORT, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 73.00/- ( E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 73.00/-

**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: Impressed, Serial no 22590, Amount: Rs.50.00/-, Date of Purchase: 17/04/2023, Vendor name: S CHATTERJEE

**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 1902-2023, Page from 161895 to 161912  
being No 190205045 for the year 2023.**



Digitally signed by SATYAJIT BISWAS  
Date: 2023.04.21 10:51:06 +05:30  
Reason: Digital Signing of Deed.

*Handwritten signature*

**(Satyajit Biswas) 2023/04/21 10:51:06 AM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.**

**(This document is digitally signed.)**