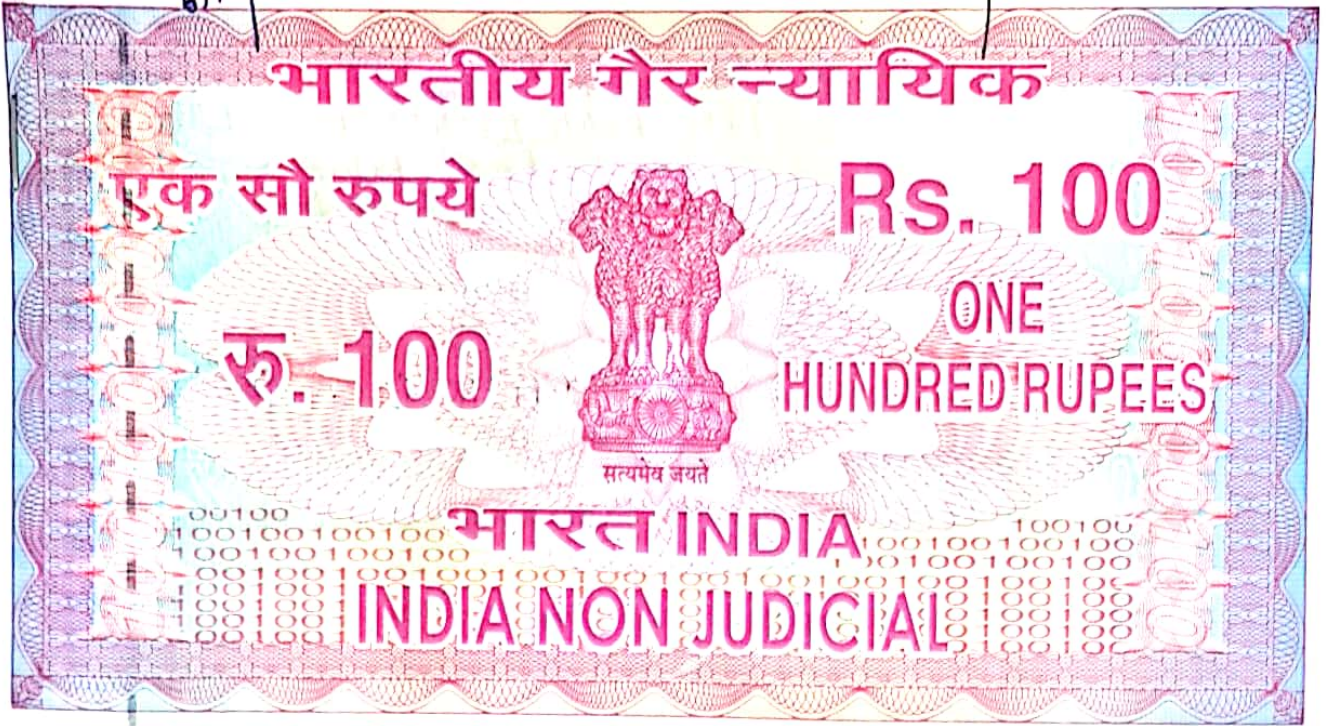


6571/m

I 6764/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 834071

25-4-22

8001243531/n

for SWABHUMI DEVELOPERS
 Prabin Banthia
 PARTNER
 for SWABHUMI DEVELOPERS
 Avash Banthia
 PARTNER
 for SWABHUMI DEVELOPERS
 Ritu Banthia,
 PARTNER
 Lalita Banthia
 Ritu Banthia;
 PRM Real Estate Pvt. Ltd.
 Director
 PRM Real Estate Pvt. Ltd.
 Director

DEVELOPMENT POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

THIS DEVELOPMENT is admitted to
 registration. The endorsement
 25TH DAY OF APRIL 2022. signature sheet
 sheets and the signature sheet
 attached with this deed are
 part of the document.

[Handwritten signature]

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

Contd....2

25 APR 2022

for SWABHUMI DEVELOPERS

Prabin Banthia
PARTNER

for SWABHUMI DEVELOPERS

Akash Banthia
PARTNER

for SWABHUMI DEVELOPERS

Ritu Banthia
PARTNER

Lalita Banthia

Ritu Banthia

PRM Real Estate Pvt. Ltd

Director

PRM Real Estate Pvt. Ltd

Director

BY: (1) SWABHUMI DEVELOPERS, (having PAN ACNFS9924J) a Partnership Firm governed by the Indian Partnership Act, 1932 as amended upto date, having its registered office at Rang Mahal Lane, N.S. Road, Police Station English Bazar, Post Office and District Malda, PIN 732101, represented by its Partners: (1) Mr. Prabin Banthia, son of Late Fate Chand Banthia, (2) Mr. Akash Banthia, son of Mr. Prabin Banthia and (3) Mrs. Ritu Banthia, Wife of Mr. Akash Banthia, all Hindu by faith, Business by occupation, Indian by Nationality and residing at Rang Mahal Lane, N.S. Road, Police Station English Bazar, Post Office and District Malda, PIN 732101 in the State of West Bengal

(2) MRS. LALITA BANTHIA (having PAN ADAPB6719J and Aadhaar No. 7223 9559 6111) wife of Mr. Prabin Banthia, Hindu by faith, Business by occupation, Indian by Nationality and residing at Rang Mahal Lane, N.S. Road, Police Station English Bazar, Post Office and District Malda, PIN 732101 in the State of West Bengal.

(3) MRS. RITU BANTHIA (having PAN ATUPB4412G and Aadhaar No. 5354 6636 9641) wife of Mr. Akash Banthia, Hindu by faith, Business by occupation, Indian by Nationality and residing at Rang Mahal Lane, N.S. Road, Police Station English Bazar, Post Office and District Malda, PIN 732101 in the State of West Bengal.

(4) PRM REAL ESTATE PRIVATE LIMITED (having CIN U70101WB2007PTC112485) (PAN AACCV4148F), a private limited company governed by the provisions of the Companies Act, 2013, having its registered office at Jeevandeep Complex, 4th Mile, Sevoke Road, Salugara, Siliguri, Post Office Salugara, Police Station Bhaktinagar, District Jalpaiguri, PIN 734008 in the State of West Bengal, represented by one of its Director Mr. Umang Mittal, (having PAN BUWPM9088F and Aadhaar No. 9441 0996 0568) son of Sri Prem Kumar Agarwal, Indian by Nationality, Hindu by faith, Business by occupation, residing at Shanti Warehouse, 3rd Mile, Sevoke Road, Siliguri, P.O. - Salugara, P.S. - Bhaktinagar, District - Jalpaiguri, PIN - 734008, in the State of West Bengal.

All are hereinafter referred and called the "PRINCIPALS"

Umang Mittal

FOR SWABHUMI DEVELOPERS
Robin Banthia
PARTNER

FOR SWABHUMI DEVELOPERS
Aakash Banthia
PARTNER

FOR SWABHUMI DEVELOPERS
Rih Banthia
PARTNER

Lalita Banthia

Rih Banthia
PRM Real Estate Pvt. Ltd
Director

PRM Real Estate Pvt. Ltd
Director

TO: PRM REAL ESTATE PRIVATE LIMITED (having CIN **U70101WB2007PTC112485**) (PAN **AACCV4148F**), a private limited company governed by the provisions of the Companies Act, 2013, having its registered office at Jeevandeep Complex, 4th Mile, Sevoke Road, Salugara, Siliguri, Post Office Salugara, Police Station Bhaktinagar, District Jalpaiguri, PIN 734008 in the State of West Bengal, represented by one of its Director Mr. Umang Mittal, (having PAN **BUWPM9088F** and Aadhaar No. **9441 0996 0568**) son of Sri Prem Kumar Agarwal, Indian by Nationality, Hindu by faith, Business by occupation, residing at Shanti Warehouse, 3rd Mile, Sevoke Road, Siliguri, P.O. - Salugara, P.S. - Bhaktinagar, District - Jalpaiguri, PIN - 734008, in the State of West Bengal, herein after referred and called the "ATTORNEY"

KNOW ALL MEN BY THESE PRESENTS that the above named Principals are the sole, absolute and exclusive owners of all that piece or parcel of land measuring 0.16255 Acre equivalent to 162.55 decimal, more or less, more particularly described in the Schedule given herein below.

THAT the Principals have entered into a Development Agreement with PRM REAL ESTATE PRIVATE LIMITED executed on 25TH April 2022, being **Deed No. - 6701 for the year 2022**, registered in the Office of the District Sub-Register, Malda, for construction of a commercial building on the Scheduled land.

NOW THEREFORE BY THESE PRESENTS, the Principals, in pursuance of the above mentioned Development Agreement being **Deed No. - 6701, for the year 2022**, does hereby nominate, constitute and appoint above named PRM REAL ESTATE PRIVATE LIMITED, represented by one of its Directors Mr. Umang Mittal, as their true and lawful attorney, in their name and on their behalf to inter-alia, do and perform the following acts, deeds and things particularly in pursuance of the above mentioned Development Agreement on behalf of the Principals in the manner as under.

1. To appear for and represent the Principals before all municipal bodies/corporation, revenue office/s, settlement office/s, before any magistrate and in all courts having civil, criminal, original, appellate, revisional or special jurisdiction, before any Tribunals and/or other authorities and in all govt./semi -govt. department/office and to sign, execute, verify and file plaints, written statements and petitions, and also to present appeals in any court, and to accept services of all summons, notices and other processes of law.
2. To further get the plan, elevations, designs, drawings and specifications prepared and approved from appropriate authority and to sign all papers/documents and to represent with respect to the above in getting the plan sanctioned as well as for obtaining occupation certificate from the authority concerned.

FOR SWABHUMI DEVELOPERS
Rabin Banthia
PARTNER

FOR SWABHUMI DEVELOPERS
Ansh Banthia
PARTNER

FOR SWABHUMI DEVELOPERS
Rih Banthia
PARTNER

Jalita Banthia

Rih Banthia

PRM Real Estate Pvt. Ltd

Director

PRM Real Estate Pvt. Ltd

Director

3. To construct the said building thereon as per approved plan and for same store building materials as per requirement, keep guard/chowkidar or any other staff or take other security measures including padlocks.
4. To make, sign and verify all applications or objections to appropriate authorities for all and any license, permission or consent, etc., required by law in connection with the management and development of the Scheduled land.
5. To make payment/deposit of Khazna, installments and/or any other taxes as may be levied with respect to the Scheduled land by the concerned authority/ies.
6. To advertise in the media and/or publish brochure, etc., for sale of the commercial units / parking spaces in the said building, the cost of which shall be borne by the Attorney.
7. To sell / lease / transfer by any other manner all the constructed area in the said building with all right, title, interest and easement thereto and to execute and sign on our behalf all proper documents / sale deeds / lease deeds / other instruments of transfer in this connection and to incorporate assurances in the documents / sale deeds / lease deeds / other instruments of transfer relating to perfectness of the title to the property and to give assurance and to include any indemnity clauses in such deeds and documents as may be necessary.
8. To receive baina/ advance money, balance of the consideration amount against sale / lease / transfer through Escrow Bank Account and to give valid receipt/s thereof and discharge the intending purchasers / lessees / transferees from the payment thereof and to admit such receipt/s before the registering authority or any other concerned authority/ies.
9. To receive consideration on the transfer of the constructed area in the said building and to remit / deposit the consideration received on the transfer of the constructed area in the Escrow Bank Account as stipulated in the above mentioned Development Agreement being Deed No. – 6701, for the year 2022.
10. To present the documents / sale deeds / lease deeds / other instruments of transfer on our behalf before the registering authority and admit execution thereof and to sign such papers, affidavits, vouchers, documents and registers as may be necessary and do such other things for registration of documents / sale deeds / lease deeds / other instruments of transfer as the said Attorney shall consider necessary for properly and legally conveying the properties to the purchasers / lessees / transferees as fully and effectually in all respect, as the Principals could have done the same by themselves.
11. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals, in any court anywhere within or outside India in its civil, criminal, revenue, revision or before any tribunal or arbitration or industrial court, income-tax and sales-tax authorities, to act and plead, to sign and verify complaints, written statements, petitions and other pleadings, including pleadings under Article 226 of the Constitution of India, and also to present any Memorandum of Appeal, to accept service of summons, notice and other legal processes.

MG
THAT

FOR SWABHUMI DEVELOPERS
Rabin Banthia
PARTNER

FOR SWABHUMI DEVELOPERS
Ansh Banthia
PARTNER

FOR SWABHUMI DEVELOPERS
Ritu Banthia
PARTNER

Jalita Banthia

Ritu Banthia

PRM Real Estate Pvt. Ltd
[Signature]
Director

PRM Real Estate Pvt. Ltd
[Signature]
Director

12. To appoint, engage on behalf of the Principals, pleaders, advocates or solicitors whenever the said attorney shall think proper to do so and to discharge and/or terminate his/her or their appointment.
13. To compromise, compound or withdraw cases, and/or to refer to arbitration all disputes and differences.
14. To sign, verify and file applications for execution of decrees or orders of any court.
15. To execute and do all other acts, deeds or things for the assurance of the purchasers / lessees / transferees and/or any other person/s and to apply and appear before any authority/ies for the purpose of giving effect to the transfer of the property/ies with appurtenances, etc. in favour of the purchasers / lessees / transferees and/or any other person/s as may be necessary, appropriate or expedient.
16. To receive delivery of notices issued by court or any department in respect to the said property.
17. To submit/ apply for claim of compensation to the authority concerned if the said land is acquired by the Government.
18. **Be it noted** that this Power of Attorney is being granted in favour of the Attorney without any consideration and no right title and interest is created in favour of the Attorney on the Scheduled land and the said Attorney shall have power to make construction or development work of the new building/Project on the Scheduled land.
19. This Power of Attorney shall remain valid till the completion of the Project on the Scheduled land and/or sale and/or transfer of the constructed areas/units of the Project on the Scheduled land.
20. **AND GENERALLY** the Attorney shall do, as the case may be, all acts, deeds and things, which are necessary for developing the Project on the Scheduled land in the manner aforesaid fully and effectively, and to do all acts incidental and ancillary thereto **AND** the **PRINCIPALS** hereby agree to ratify and confirm all and whatsoever the **ATTORNEY** shall, jointly and/or severally, do, execute or perform or cause to be done executed or performed in connection with the development of the Project on the Scheduled land in terms of the said Development Agreement.
21. And generally to do, perform or execute or cause to be done, performed or executed all such further and other acts, deeds and things as and when required or deemed expedient or advised to be done for satisfactorily carrying into effect the powers and authority/ies hereby conferred.
22. And the Principals, hereby agree, confirm and ratify all such acts, deeds and proceedings done legally and in a bona-fide manner by the said Attorney by virtue of these presents and the same shall be binding on the Principals and be in full force and effect as if the same was done/executed by us.

[Signature]
PARTNER

FOR SWABHUMI DEVELOPERS
Rajabin Banthia
PARTNER

FOR SWABHUMI DEVELOPERS
Anush Banthia
PARTNER

FOR SWABHUMI DEVELOPERS
Ritu Banthia
PARTNER

Lalita Banthia

Ritu Banthia

PRM Real Estate Pvt. Ltd
Director

PRM Real Estate Pvt. Ltd
Director

23. This Development Power of Attorney does not confer / transfer / assign any title or ownership over the Scheduled land in favour of the Attorney. All and entire rights and interests of title and ownership remain exclusively vested upon the Principals.

24. AND it is clarified that the terms and expressions used herein shall, unless there be something contrary or repugnant to the subject or context, have the meanings assigned to them in the said Development Agreement.

SCHEDULE

ALL THAT piece and parcel of vacant land measuring 0.16255 Acres equivalent to **162.55 decimal**, more or less, forming part of L.R. Dag Nos. 2211, 2212, 2213 and 2223, recorded in L.R. Khatian Nos. 1986, 2509, 3556, 3557, 4991 and 4988 lying and situated in Mouza - Uttar Jadupur, J.L. No.88, within the jurisdiction of Jadupur Gram Panchayat, Police Station - English Bazar, District - Malda, West Bengal.

OWNERS	L.R. DAG 2211	L.R. DAG 2212	L.R. DAG 2213	L.R. DAG 2223
SWABHUMI DEVELOPERS	40.250 DEC	3.75 DEC	0.75 DEC	0
LALITA BANTHIA	19.615 DEC	2.55 DEC	1.19 DEC	1.93 DEC
RITU BANTHIA	19.615 DEC	2.55 DEC	1.19 DEC	1.93 DEC
PRM REAL ESTATE PVT. LTD.	58.570 DEC	6.15 DEC	1.87 DEC	0.64 DEC
TOTAL	138.05 DEC	15 DEC	5 DEC	4.5 DEC



for SWABHUMI DEVEI OPERS
Prabin Banthia -
PARTNER

for SWABHUMI DEVEI OPERS
Ansh Banthia
PARTNER

for SWABHUMI DEVEI OPERS
Ritu Banthia
PARTNER

Lalita Banthia
Ritu Banthia

PRM Real Estate Pvt. Ltd
Director

PRM Real Estate Pvt. Ltd
Director

IN WITNESSES WHEREOF THE VENDOR and PURCHASERS hereto set and subscribed their respective hands on this the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the PARTIES at Malda in presence of :

WITNESSES :

- 1. Apurba Das.
S/o. Haren Chandra Nath Das.
Males. Pura
Mokdum Pura
E.B. Malda.
- 2. Bhim Prasad Saha
S/o Lt. Jugel Prasad Saha.
B.S. Road,
P.O. + D. Malda.
P.S.-E.B., W.B.
Pin - 732101

- 1. for SWABHUMI DEVEI OPERS
Prabin Banthia
PARTNER
- 2. for SWABHUMI DEVEI OPERS
Ansh Banthia
PARTNER
- 3. for SWABHUMI DEVEI OPERS
Ritu Banthia
PARTNER
- 4. Lalita Banthia
- 5. Ritu Banthia
- 6. PRM Real Estate Pvt. Ltd
Director

PRINCIPALS
PRM Real Estate Pvt. Ltd
Director

ATTORNEY

Read over and explained by me.
Ashoke Kumar Agarwala
Advocate

ASHOKE KUMAR AGARWALA
Advocate,
Malda Bar Association, Malda.
Enrolment No.- WB/140/1997



বাম হাতের আঙ্গুল ছাপ

ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃহদঙ্গুলী বৃহদঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

নাম স্বাক্ষর

or SWABHUMI DEVI OPERS

Prabin Bantia

PARTNER



বাম হাতের আঙ্গুল ছাপ

ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃহদঙ্গুলী বৃহদঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

নাম স্বাক্ষর

or SWABHUMI DEVI OPERS

Aneesh Bantia

PARTNER



বাম হাতের আঙ্গুল ছাপ

ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃহদঙ্গুলী বৃহদঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

নাম স্বাক্ষর

or SWABHUMI DEVI OPERS

Ritu Bantia

PARTNER



বাম হাতের আঙ্গুল ছাপ

ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃহদঙ্গুলী বৃহদঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

নাম স্বাক্ষর

Lalita Bantia

অতিরিক্ত পাতা নং -



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর Ritu Banerjee



PRINCIPAL

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর PRM Real Estate Pvt. Ltd

 Director



ATTORNEY

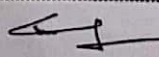
বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর PRM Real Estate Pvt. Ltd



Major Information of the Deed

Deed No :	I-0901-06764/2022	Date of Registration	25/04/2022
Query No / Year	0901-8001243531/2022	Office where deed is registered	
Query Date	25/04/2022 2:43:45 PM	D.S.R. MALDA, District: Malda	
Applicant Name, Address & Other Details	ASHOKE KUMAR AGARWALA MALDA BAR ASSO,Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101, Mobile No. : 8370988922, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 19/-	Rs. 16,04,90,898/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 090106701/2022		

Land Details :

District: Malda, P.S:- English Bazar, Gram Panchayat: JADUPUR-I, Mouza: Uttar Jadupur, Pin Code : 732103

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-2211	LR-4991	Commercial	Bastu	38 Dec	1/-	4,16,36,826/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-2211	LR-4988	Commercial	Bastu	38 Dec	1/-	4,16,36,826/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-2211	LR-3557	Commercial	Bastu	19.615 Dec	1/-	2,14,92,272/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-2211	LR-3556	Commercial	Bastu	19.615 Dec	1/-	2,14,92,272/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-2212	LR-1986	Commercial	Bastu	7.5 Dec	1/-	29,67,536/-	, Project Name :
L6	LR-2212	LR-2509	Commercial	Bastu	2.4 Dec	1/-	9,49,612/-	, Project Name :
L7	LR-2212	LR-3557	Commercial	Bastu	2.55 Dec	1/-	10,08,962/-	, Project Name :
L8	LR-2212	LR-3556	Commercial	Bastu	2.55 Dec	1/-	10,08,962/-	, Project Name :
L9	LR-2213	LR-1986	Commercial	Bastu	1.5 Dec	1/-	5,93,507/-	, Project Name :



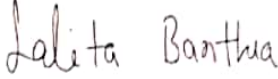


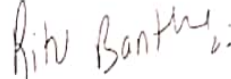
25/04/2022 Query No:-09018001243531 / 2022 Deed No :I - 090106764 / 2022, Document is digitally signed.

	2213	LR-2509	Commercial	Bastu	1.12 Dec	1/-	4,43,152/-	Project Name :
	LR-2213	LR-3557	Commercial	Bastu	1.19 Dec	1/-	4,70,849/-	Project Name :
L12	LR-2213	LR-3556	Commercial	Bastu	1.19 Dec	1/-	4,70,849/-	Project Name :
L13	LR-2223	LR-2509	Commercial	Bastu	0.64 Dec	1/-	1,68,820/-	Project Name :
L14	LR-2223	LR-3557	Commercial	Bastu	1.93 Dec	1/-	5,09,097/-	Project Name :
L15	LR-2223	LR-3556	Commercial	Bastu	1.93 Dec	1/-	5,09,097/-	Project Name :
L16	LR-2211	LR-1986	Commercial	Bastu	2.25 Dec	1/-	24,65,338/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L17	LR-2211	LR-2509	Commercial	Bastu	18.32 Dec	1/-	2,00,73,333/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L18	LR-2211	LR-1986	Commercial	Bastu	2.25 Dec	1/-	24,65,338/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					162.55Dec	18 /-	1603,62,648 /-	
Grand Total :					162.55Dec	18 /-	1603,62,648 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L5	200 Sq Ft.	1/-	1,28,250/-	Structure Type: Structure
Floor No: 1, Area of floor : 200 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	1,28,250 /-	







Cipal Details :



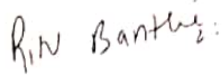
No	Name,Address,Photo,Finger print and Signature			
1	SWABHUMI DEVELOPERS ,RANG MAHAL LANE, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 , PAN No.:: ACxxxxxx4J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative			
2	Name Mrs LALITA BANTHIA Wife of Mr PRABIN BANTHIA Executed by: Self, Date of Execution: 25/04/2022 , Admitted by: Self, Date of Admission: 25/04/2022 ,Place : Office	Photo  25/04/2022	Finger Print  LTI 25/04/2022	Signature  25/04/2022
	,RANG MAHAL LANE, N S ROAD, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/04/2022 , Admitted by: Self, Date of Admission: 25/04/2022 ,Place : Office			
3	Name Mrs RITU BANTHIA Wife of Mr AKASH BANTHIA Executed by: Self, Date of Execution: 25/04/2022 , Admitted by: Self, Date of Admission: 25/04/2022 ,Place : Office	Photo  25/04/2022	Finger Print  LTI 25/04/2022	Signature  25/04/2022
	,RANG MAHAL LANE, N S ROAD, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx2G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/04/2022 , Admitted by: Self, Date of Admission: 25/04/2022 ,Place : Office			
4	PRM REAL ESTATE PRIVATE LIMITED JEEVANDEEP COMPLEX, 4TH MILE, SEVOKE ROAD, SALUGARA, SILIGURI, City:- Siliguri Mc, P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008, PAN No.:: AAxxxxxx8F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative			

Attorney Details :



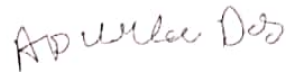
Sl No	Name,Address,Photo,Finger print and Signature
1	PRM REAL ESTATE PRIVATE LIMITED JEEVANDEEP COMPLEX, 4TH MILE, SEVOKE ROAD, SALUGARA, City:- Siliguri Mc, P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008 , PAN No.:: AAxxxxxx8F,Aadhaar No Not Provided, Status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

Representative Details :

Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Signature
	Mr UMANG MITTAL Son of Shri PREM KUMAR AGARWAL Date of Execution - 25/04/2022, , Admitted by: Self, Date of Admission: 25/04/2022, Place of Admission of Execution: Office	 Apr 25 2022 4 44PM	 LTI 25/04/2022
	SHANTI WAREHOUSE, 3RD MILE, SEVOKE ROAD,, City:- Siliguri Mc, P.O:- SALUAGARA, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BUxxxxxx8F,Aadhaar No Not Provided Status : Representative, Representative of : PRM REAL ESTATE PRIVATE LIMITED (as DIRECTOR), PRM REAL ESTATE PRIVATE LIMITED (as DIRECTOR)		
2	Name	Photo	Signature
	Mr PRABIN BANTHIA Son of Late FATE CHAND BANTHIA Date of Execution - 25/04/2022, , Admitted by: Self, Date of Admission: 25/04/2022, Place of Admission of Execution: Office	 Apr 25 2022 4:43PM	 LTI 25/04/2022
	,RANG MAHAL LANE, N S ROAD, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6H,Aadhaar No Not Provided Status : Representative, Representative of : SWABHUMI DEVELOPERS (as PARTNER)		
3	Name	Photo	Signature
	Mr AKASH BANTHIA (Presentant) Son of Mr PRABIN KUMAR BANTHIA Date of Execution - 25/04/2022, , Admitted by: Self, Date of Admission: 25/04/2022, Place of Admission of Execution: Office	 Apr 25 2022 4:43PM	 LTI 25/04/2022
	,RANG MAHAL LANE, N S ROAD, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx8D,Aadhaar No Not Provided Status : Representative, Representative of : SWABHUMI DEVELOPERS (as PARTNER)		

Name	Photo	Finger Print	Signature
Mrs RITU BANTHIA Wife of Mr AKASH BANTHIA Date of Execution - 25/04/2022, , Admitted by: Self, Date of Admission: 25/04/2022, Place of Admission of Execution: Office	 Apr 25 2022 4 45PM	 LTI 25/04/2022	 25/04/2022
RANG MAHAL LANE, N S ROAD, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx2G,Aadhaar No Not Provided Status : Representative, Representative of SWABHUMI DEVELOPERS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
APURBA DAS Son of HORENDRA NATH DAS MOHESHPUR, City:- , P.O:- MALDA, P.S:- English Bazar, District:-Malda, West Bengal, India, PIN:- 732101	 25/04/2022	 25/04/2022	 25/04/2022
Identifier Of Mrs LALITA BANTHIA, Mrs RITU BANTHIA, Mr UMANG MITTAL, Mr PRABIN BANTHIA, Mr AKASH BANTHIA, Mrs RITU BANTHIA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	PRM REAL ESTATE PRIVATE LIMITED	PRM REAL ESTATE PRIVATE LIMITED-38 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	PRM REAL ESTATE PRIVATE LIMITED	PRM REAL ESTATE PRIVATE LIMITED-1.12 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mrs LALITA BANTHIA	PRM REAL ESTATE PRIVATE LIMITED-1.19 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Mrs RITU BANTHIA	PRM REAL ESTATE PRIVATE LIMITED-1.19 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	PRM REAL ESTATE PRIVATE LIMITED	PRM REAL ESTATE PRIVATE LIMITED-0.64 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Mrs LALITA BANTHIA	PRM REAL ESTATE PRIVATE LIMITED-1.93 Dec

Transfer of property for L15		
From	To. with area (Name-Area)	
Mrs RITU BANTHIA	PRM REAL ESTATE PRIVATE LIMITED-1.93 Dec	
Transfer of property for L16		
SI.No	From	To. with area (Name-Area)
1	SWABHUMI DEVELOPERS	PRM REAL ESTATE PRIVATE LIMITED-2.25 Dec
Transfer of property for L17		
SI.No	From	To. with area (Name-Area)
1	PRM REAL ESTATE PRIVATE LIMITED	PRM REAL ESTATE PRIVATE LIMITED-18.32 Dec
Transfer of property for L18		
SI.No	From	To. with area (Name-Area)
1	SWABHUMI DEVELOPERS	PRM REAL ESTATE PRIVATE LIMITED-2.25 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	SWABHUMI DEVELOPERS	PRM REAL ESTATE PRIVATE LIMITED-38 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mrs LALITA BANTHIA	PRM REAL ESTATE PRIVATE LIMITED-19.615 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Mrs RITU BANTHIA	PRM REAL ESTATE PRIVATE LIMITED-19.615 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	SWABHUMI DEVELOPERS	PRM REAL ESTATE PRIVATE LIMITED-3.75 Dec
2	PRM REAL ESTATE PRIVATE LIMITED	PRM REAL ESTATE PRIVATE LIMITED-3.75 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	PRM REAL ESTATE PRIVATE LIMITED	PRM REAL ESTATE PRIVATE LIMITED-2.4 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	Mrs LALITA BANTHIA	PRM REAL ESTATE PRIVATE LIMITED-2.55 Dec
Transfer of property for L8		
SI.No	From	To. with area (Name-Area)
1	Mrs RITU BANTHIA	PRM REAL ESTATE PRIVATE LIMITED-2.55 Dec
Transfer of property for L9		
SI.No	From	To. with area (Name-Area)
1	SWABHUMI DEVELOPERS	PRM REAL ESTATE PRIVATE LIMITED-0.75 Dec
2	PRM REAL ESTATE PRIVATE LIMITED	PRM REAL ESTATE PRIVATE LIMITED-0.75 Dec

of property for S1

From	To. with area (Name-Area)
SWABHUMI DEVELOPERS	PRM REAL ESTATE PRIVATE LIMITED-100.00000000 Sq Ft
PRM REAL ESTATE PRIVATE LIMITED	PRM REAL ESTATE PRIVATE LIMITED-100.00000000 Sq Ft

Land Details as per Land Record

District: Malda, P.S:- English Bazar, Gram Panchayat: JADUPUR-I, Mouza: Uttar Jadupur, Pin Code : 732103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2211, LR Khatian No:- 4991		Owner Name not selected by applicant.
L2	LR Plot No:- 2211, LR Khatian No:- 4988	Owner:স্বভূমি ডেভেলপারস , Gurdian:পার্টনারস , Address:নিজ , Classification:বাস্ত, Area:0.38000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 2211, LR Khatian No:- 3557	Owner:ললিতা বাঁঠিয়া, Gurdian:প্রবীন কুমার বাঁঠিয়া, Address:ইংরেজবাজার মালদা , Classification:নামা, Area:0.19000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 2211, LR Khatian No:- 3556	Owner:ঋতু বাঁঠিয়া, Gurdian:আকাশ বাঁঠিয়া, Address:ইংরেজবাজার মালদা , Classification:নামা, Area:0.20000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 2212, LR Khatian No:- 1986		Owner Name not selected by applicant.
L6	LR Plot No:- 2212, LR Khatian No:- 2509		Owner Name not selected by applicant.
L7	LR Plot No:- 2212, LR Khatian No:- 3557	Owner:ললিতা বাঁঠিয়া, Gurdian:প্রবীন কুমার বাঁঠিয়া, Address:ইংরেজবাজার মালদা , Classification:নামা, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 2212, LR Khatian No:- 3556	Owner:ঋতু বাঁঠিয়া, Gurdian:আকাশ বাঁঠিয়া, Address:ইংরেজবাজার মালদা , Classification:নামা, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 2213, LR Khatian No:- 1986		Owner Name not selected by applicant.
L10	LR Plot No:- 2213, LR Khatian No:- 2509		Owner Name not selected by applicant.
L11	LR Plot No:- 2213, LR Khatian No:- 3557	Owner:ললিতা বাঁঠিয়া, Gurdian:প্রবীন কুমার বাঁঠিয়া, Address:ইংরেজবাজার মালদা , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Owner Name not selected by applicant.

	LR Plot No:- 2213, LR Khatian No:- 3556	Owner:ঋতু বাঁঠিয়া, Gurdian:আকাশ বাঁঠিয়া, Address:ইংরেজবাজার মালদা , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L13	LR Plot No:- 2223, LR Khatian No:- 2509		Owner Name not selected by applicant.
L14	LR Plot No:- 2223, LR Khatian No:- 3557	Owner:ললিতা বাঁঠিয়া, Gurdian:প্রবীন কুমার বাঁঠিয়া, Address:ইংরেজবাজার মালদা , Classification:নামা, Area:0.02260000 Acre,	Owner Name not selected by applicant.
L15	LR Plot No:- 2223, LR Khatian No:- 3556	Owner:ঋতু বাঁঠিয়া, Gurdian:আকাশ বাঁঠিয়া, Address:ইংরেজবাজার মালদা , Classification:নামা, Area:0.02120000 Acre,	Owner Name not selected by applicant.
L16	LR Plot No:- 2211, LR Khatian No:- 1986	Owner:ইডেন গারমেন্টস ডিলার্স, Gurdian:প্রাইভেট লিমিটেড, Address:পক্ষে ডাইরেকটরস ২নংগত: কলোনী , Classification:বাস্ত, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L17	LR Plot No:- 2211, LR Khatian No:- 2509	Owner:উজ্জ্বল সাহা, Gurdian:গঙ্গাচরন সাহা, Address:মঙ্গলবাড়ী , Classification:নামা, Area:0.19000000 Acre,	Owner Name not selected by applicant.
L18	LR Plot No:- 2211, LR Khatian No:- 1986	Owner:ইডেন গারমেন্টস ডিলার্স, Gurdian:প্রাইভেট লিমিটেড, Address:পক্ষে ডাইরেকটরস ২নংগত: কলোনী , Classification:বাস্ত, Area:0.07000000 Acre,	Owner Name not selected by applicant.

25-04-2022

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 15:11 hrs on 25-04-2022, at the Office of the D.S.R. MALDA by Mr AKASH BANTHIA ..

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 16,04,90,898/-

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

Execution is admitted on 25/04/2022 by 1. Mrs LALITA BANTHIA, Wife of Mr PRABIN BANTHIA, ,RANG MAHAL LANE, N S ROAD, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 2. Mrs RITU BANTHIA, Wife of Mr AKASH BANTHIA, ,RANG MAHAL LANE, N S ROAD, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business

Indetified by APURBA DAS, , , Son of HORENDRA NATH DAS, MOHESHPUR, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Others

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

Execution is admitted on 25-04-2022 by Mr UMANG MITTAL, DIRECTOR, PRM REAL ESTATE PRIVATE LIMITED, JEEVANDEEP COMPLEX, 4TH MILE, SEVOKE ROAD, SALUGARA, City:- Siliguri Mc, P.O:- SALUGARA, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008; DIRECTOR, PRM REAL ESTATE PRIVATE LIMITED, JEEVANDEEP COMPLEX, 4TH MILE, SEVOKE ROAD, SALUGARA, SILIGURI, City:- Siliguri Mc, P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008

Indetified by APURBA DAS, , , Son of HORENDRA NATH DAS, MOHESHPUR, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Others

Execution is admitted on 25-04-2022 by Mr PRABIN BANTHIA, PARTNER, SWABHUMI DEVELOPERS, ,RANG MAHAL LANE, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Indetified by APURBA DAS, , , Son of HORENDRA NATH DAS, MOHESHPUR, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Others

Execution is admitted on 25-04-2022 by Mr AKASH BANTHIA, PARTNER, SWABHUMI DEVELOPERS, ,RANG MAHAL LANE, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Indetified by APURBA DAS, , , Son of HORENDRA NATH DAS, MOHESHPUR, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Others

Execution is admitted on 25-04-2022 by Mrs RITU BANTHIA, PARTNER, SWABHUMI DEVELOPERS, ,RANG MAHAL LANE, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Indetified by APURBA DAS, , , Son of HORENDRA NATH DAS, MOHESHPUR, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

nt of Stamp Duty
ed that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
cription of Stamp
Stamp: Type: Impressed, Serial no 157, Amount: Rs.100/-, Date of Purchase: 04/04/2022, Vendor name: Manoranjan
oddar



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

State of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0901-2022, Page from 137453 to 137473
Being No 090106764 for the year 2022.



Digitally signed by Sumanta Dhar
Date: 2022.04.25 19:02:51 +05:30
Reason: Digital Signing of Deed.

(Sumanta Dhar) 2022/04/25 07:02:51 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. MALDA
West Bengal.

(This document is digitally signed.)