

14/11/2022

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13044/22



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL



AM 841823

3/3109742/22

1-42
01/11/22
Additional Registrar of Assurances-II
Kolkata

Certified that the Document is admitted to Registration. The Signature is correct and the endorsement sheet is the part of this document.

Additional Registrar of Assurances-II
Kolkata

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS we, (1) **NABARATNA PAUL [PAN : AMFPP9327E], [AADHAAR NO. 263725545343] & [MOBILE NO. 8637899210]**, son of Late Naresh Paul, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Pumliya, P.O. & P.S. Chakdaha, District - Nadia, Pin - 741222, West Bengal & (2) **PRAVAT GHOSH [PAN : APKPG3808D], [AADHAAR NO. 876440147098] & [MOBILE NO. 7001092062]**, son of Gurupada Ghosh, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Pumliya, P.O. & P.S. Chakdaha, District - Nadia, Pin - 741222, West Bengal, hereinafter jointly called and referred to as the

1 NOV 2022

54936

Sold to..... P. Basu. Adv
Address..... Barrackpore Court
Value.....
21 OCT 2022
L.S.V., High Court
Abhijit Sarkar
High Court, A.S



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 1 NOV 2022

"LANDOWNERS /PRINCIPALS/ EXECUTANTS", do hereby jointly and severally nominate, constitute and appoint **PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED [PAN : AAKCP0267B]**, a Private Limited Company, incorporated under the provisions of the Companies Act, 1956, having its office at AC-15/12, Deshbandhu Nagar, Baguiati, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, represented by its Directors namely (1) **PAROMITA CHAKRABORTY [PAN : AEJPC4247G], [AADHAAR NO. 337612903473] & [MOBILE NO. 8910834017]**, wife of Basudeb Chakraborty, daughter of Late Amal Chandra Ray @ Late Amal Chandra Roy, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at AC-15/12, Deshbandhu Nagar, Baguiati, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal & (2) **JAYEETA RAY [PAN : BDEPRO709R], [AADHAAR NO. 825540098416] & [MOBILE NO. 9836511103]**, wife of Biswajit Ray, daughter of Late Bhaskar Ganguly, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at C/o. Biswajit Ray, M/407, Fortune Township, P.O. Kazipara, P.S. Barasat, Kolkata - 700124, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holder, as our true, authorised and lawful Attorney for us in our names on our behalf and to to exercise, execute and perform all and every/any of the acts, deeds, matters and things.

WHEREAS we, have purchased the below scheduled property through registered sale deed no I-1304-05333/2022 for the year 2022 which was registered in the office of ADSR Chakdaha, Nadia. the Landowners/Principals herein, are the absolute joint owners of **ALL THAT** piece and parcel of a demarcated and vacant plot of Bastu land measuring **18.44 (Eighteen Point Four Four) Decimals be the same a little more or less**, lying and situated at **Mouza - Kamalpur, J.L. No. 15, Touzi No. 3553, Hal Touzi No. 12, P.S. Chakdaha, comprised in R.S. Dag No. 231, L.R. Dag No. 231, under R.S. Khatian No. 679, L.R. Khatian No. 229 (in the name of Narendra Kumar Bhadra @ Narendra Chandra Bhadra, since deceased)**, A.D.S.R.O. Chakdaha, within the local limit of Tatla 2 No. Gram Panchayet, in the District - Nadia, Pin No. 741222, in the State of West Bengal, morefully described in the Schedule hereinafter written.

AND WHEREAS we have entered into a Registered Development Agreement in respect of the aforesaid plot of land and morefully described in the Schedule



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OF ASSURANCE-II, KOLKATA
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hereinafter written, owned by us with the said **PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED [PAN : AAKCP0267B]**, a Private Limited Company, incorporated under the provisions of the Companies Act, 1956, having its office at AC-15/12, Deshbandhu Nagar, Baguiati, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, represented by its Directors namely (1) **PAROMITA CHAKRABORTY [PAN : AEJPC4247G], [AADHAAR NO. 337612903473] & [MOBILE NO. 8910834017]**, wife of Basudeb Chakraborty, daughter of Late Amal Chandra Ray @ Late Amal Chandra Roy, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at AC-15/12, Deshbandhu Nagar, Baguiati, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal & (2) **JAYEETA RAY [PAN : BDEPR0709R], [AADHAAR NO. 825540098416] & [MOBILE NO. 9836511103]**, wife of Biswajit Ray, daughter of Late Bhaskar Ganguly, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at C/o. Biswajit Ray, M/407, Fortune Township, P.O. Kazipara, P.S. Barasat, Kolkata - 700124, District North 24 Parganas, West Bengal. The said Development Agreement was registered on 1st NOVEMBER, 2022 registered in the office of the A.R.A.-II, KOLKATA, and recorded as Deed No. 13032..... for the year 2022.

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, we, the Principals/Landowners herein hereby appointing the SAID ATTORNEY HOLDER as our true authorised and lawful attorney for our names and on our behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of Tatla 2 No. Gram Panchayet, W.B.S.E.D.C.L./CESC Ltd., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/registration and sale of flats, shops, garage spaces of Developer's Allocation.



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OF ASSURANCE-II, KOLKATA
- 1 NOV 2022

2. To apply, obtain Electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.
3. To manage and maintain the said premises including the building to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of the said premises before concerned authority or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building over and above the said premises.
5. To pay all Panchayet and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf and in our names as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding and/or to sign and execute deed of amalgamation with neighbour's plot of land of the schedule property in our names and on our behalf, and/or any other instruments and deeds & documents in respect of sale of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in his name or in the names of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on my behalf. To sign and execute and make registration of



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 1 1 20

any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, Deed of Declaration/Deed of Rectification and/or any other instrument and document in respect of sale of flats/s, shop/s, units and/or car parking spaces in the said new building in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement.

7. To receive the consideration money in cash or by cheque/draft and/or in any other modes from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representative.
8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats, garages, shops, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building relating to Developer's Allocation in the said land premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof. In case of accident at the time of building construction or development work it will be bonding upon the developers.
11. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

1 NOV 2022

the said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

12. That the Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale/Deeds of Conveyance only for Developer's Allocation, in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of me.
13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over the said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act as our Attorney in relation to all matters touching the said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do and personally present.

AND we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO

[Description of Plot of Land]

ALL THAT piece and parcel of a demarcated and vacant plot of Bastu land measuring **18.44 (Eighteen Point Four Four) Decimals** be the same a little more or less, lying and situate at **Mouza - Kamalpur**, J.L. No. 15, Touzi No. 3553, Hal Touzi No. 12, P.S. Chakdaha, comprised in **R.S. Dag No. 231, L.R. Dag No. 231**, under R.S. Khatian No. 679, **L.R. Khatian No. 229 (in the name of Narendra Kumar Bhadra @ Narendra Chandra Bhadra, since deceased)**, A.D.S.R.O. Chakdaha, within the local limit of Tatla 2 No. Gram Panchayet, in the District - Nadia, Pin No. 741222, in the State of West Bengal. The said demarcated plot is butted and bounded as follows :-

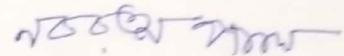
- ON THE NORTH : 15 ft. Wide Metal Road.
ON THE SOUTH : Land of Shyamal Chakraborty.
ON THE EAST : Land of Mou Bhattacharya.
ON THE WEST : Land of Mukul Sangha.

IN WITNESS WHEREOF the parties hereto have set and subscribe their respective hands and seals on the day 1st day of November 2022 (Two Thousand Twenty Two) in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties, in presence of :

1. Biswajit Ray
M-407, Fortune Township
Barasat, Kol-700125



Nabaratna Paul

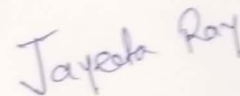
2. Alpankar Naha
Sealdah Civil Court,
Kolkata-700014



Pravat Ghosh

Landowners/Principals

Paromita Chakraborty
Paromita Chakraborty



Jayeeta Ray

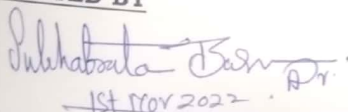
Directors of

PLB Developers Consultants

Private Limited

Attorney

DRAFTED BY


1st Nov 2022

SUBHABRATA BASU (Advocate)

Barrackpore Sub-Divisional Court

Reg No. WB-1889/2010

Residence/Chamber - 74 Janakalyan Road, Nimta, Kolkata - 700049

SPECIMEN FORM FOR TEN FINGER PRINTS

Name of the
Give/Representants



Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			



Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			



Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			



Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

Jayanta Das.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AMFPP9327E



नाम / Name
NABARATNA PAUL

पिता का नाम / Father's Name
NARESH PAUL

जन्म की तारीख /
Date of Birth
02/03/1976

Nabarata Paul

हस्ताक्षर / Signature

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

यह कार्ड खो जाने / पाने पर कृपया सूचित करें / लौटायें
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं: ३, सेक्टर ११, सी. बी. डी. बेलपुर,
नवी मुंबई - ४०० ६१४.

Aaykar Sampark Kendras
For Income Tax Related
Queries call Toll Free Nos.
1961
or
18001801961

Nabarata Paul

ভারত সরকার
Government of India

নবরত্ন পাল
Nabaratna Paul
পিতা : নরেশ পাল
Father : Naresh Paul
জন্মতারিখ / DOB : 02/03/1976
পুরুষ / Male

2637 2554 5343

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
পুমলিয়াসেবাগ্রাম, পুমলিয়া, নদিয়া,
চাকদাহ, পশ্চিম বঙ্গ, 741222

Address:
PUMLIASEBAGRAM, Punglia,
Nadia, Chakdah, West Bengal,
741222

2637 2554 5343

1947
1900 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Nabaratna Paul



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

SSA1413681



নির্বাচকের নাম : নবরত্ন পাল
Elector's Name : Nabaratna Paul
পিতার নাম : নরেশ পাল
Father's Name : Naresh Paul
লিঙ্গ/Scx : পুং/ M
জন্ম তারিখ
Date of Birth : 02/03/1976

SSA1413681

ঠিকানা:
পুমলিয়াপূর্বপাড়(দাসপাড়া সহ) (আংশিক), পুমলিয়া,
চাকদাহ, নদিয়া-741222

Address:
PUMLIA PURBAPARA(DAS PARA SAHA)
(ANGSHIK), PUMLIA, CHAKDAHA,
NADIA-741222

(Handwritten signature)

Date: 08/03/2013

91-চাকদাহ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন আধিকারিকের
স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
91-Chakdaha Constituency

টিকন পরিবর্তন হলে লক্ষ টিকনর জেটার সিনে নম্ব জোশ ও একই
নম্বের লক্ষ সচিব পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
পরিচয়পত্রের নম্বটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

1800327

(Handwritten signature)

आयकर विभाग

INCOME TAX DEPARTMENT

PRAVAT GHOSH

GURUPADA GHOSH

01/03/1974

Permanent Account Number

APKPG3808D

प्रवात घोष

Signature



भारत सरकार

GOVT. OF INDIA



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

इस कार्ड के खोने/पाने का कृपया सूचित की/की जाए।
आयकर पैन सेवा यूनिट, UHHSI,
प्लॉट नं. 3, सेक्टर 11, एन सी डी बेलपुर,
नवी मुंबई-400 614

प्रवात घोष



উদ্দেশ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপত্তা ক্রমিক কোড / অফলাইন XML/ অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী হয়

INFORMATION

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

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা গ্রহণে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা!

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ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা:
স/ও গুরুপদ ঘোষ, পুন্ডিয়া, টটকাতলা, টটকাতলা,
পুন্ডিয়া, চাকর, নদিয়া,
উত্তর কোল - 741222

Address:
S/O GURUPADA GHOSH, PUNDIA,
CHATKATALA, CHATKATALA, PUNDIA,
NADIA WEST BENGAL



ভারত সরকার
Government of India

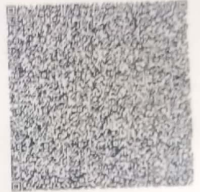
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 0000/00111/75245

To
প্রজাত ঘোষ
Pravat Ghosh
S/O GURUPADA GHOSH
PUNDIA
CHATKATALA
CHATKATALA
PUNDIA
Chakdah
Nadia West Bengal - 741222
7001092062

Signature valid

0000/00111/75245
AUTHENTICATED BY
DATE: 2022/03/19 12:55:54



আপনার আধার সংখ্যা / Your Aadhaar No. :

8764 4014 7098
VID : 9177 8225 0487 2707

আমার আধার, আমার পরিচয়




ভারত সরকার
Government of India





Issue Date: 01/11/2013



প্রজাত ঘোষ
Pravat Ghosh
জন্মতারিখ/DOB: 01/03/1974
পুরুষ/ MALE


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 SSA1412600

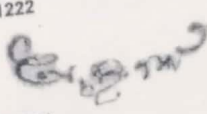



নির্বাচকের নাম : প্রভাত ঘোষ
 Elector's Name : Pravat Ghosh
 পিতার নাম : গুরুপদ ঘোষ
 Father's Name : Gurupada Ghosh
 লিঙ্গ/Sex : পুং/ M
 জন্ম তারিখ
 Date of Birth : 01/03/1974

SSA1412600

ঠিকানা:
 বড়পুমলিয়া ইলেক: অফিস পাড়া ও টালীখোলা,, পুমলিয়া,
 চাকদাহ, নদিয়া, 741222

Address:
 BARAPUMLIYA,ILEK: OFFICE PARA O
 TALIKHOLA,, PUMLIYA, CHAKDAHA,
 NADIA, 741222



Date: 13/01/2011

91-চাকদাহ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন অধিকারিকের
 স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 91-Chakdaha Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ভোটার লিষ্টে নাম জোড়া ও একই
 নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
 পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

13/01/2011

প্রভাত ঘোষ

Shyamal K. Biswas

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAKCP0267B



नाम / Name
PLB DEVELOPERS CONSULTANTS PRIVATE
LIMITED

23082018

निगमन/गठन की तारीख
Date of Incorporation/Formation
23/08/2018

PLB DEVELOPERS CONSULTANTS PVT. LTD.

Jayeta Ray
Director

PLB DEVELOPERS CONSULTANTS PVT. LTD.

Paromita Chakrabarty
Director



ভারত সরকার

Government of India



পারমিতা চক্রবর্তী

Paromita Chakraborty

পিতা : অমল চন্দ্র রায়

Father : Amal Chandra Ray

জন্মতারিখ/DOB: 17/09/1973

মহিলা / Female



3376 1290 3473

আধার - সাধারণ মানুষের অধিকার

PLB DEVELOPERS CONSULTANTS PVT. LTD.

Paromita Chakraborty

Director



भारतीय विशिष्ट गतिचय प्राधिकरण

Unique Identification Authority of India

ठिकाना:; एसि /, देशबन्धु नगर
राजारहटि गोपालपुर (एम)
देश बन्धु नगर, उत्तर २४ परगना
पश्चिम बङ्ग,

Address: AC-15/12,
DESHBANDHU NAGAR,
Rajarhat Gopalpur (m), North
24 Parganas, Jyangra, West
Bengal, 700059

3376 1290 3473

1947
1800 300 1947


help@uidai.gov.in


www.uidai.gov.in

PLB DEVELOPERS CONSULTANTS PVT. LTD.

Panorita Chatterjee

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PAROMITA CHAKRABORTY
AMAL CHANDRA RAY

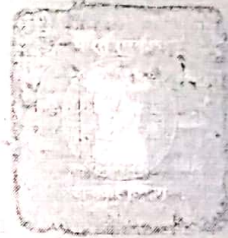
17/09/1973

Permanent Account Number

AEJPC4247G

*Paromita
Chakraborty*

Signature



PLB DEVELOPERS CONSULTANTS PVT. LTD.

Paromita Chakraborty

Director



भारत सरकार
GOVERNMENT OF INDIA



জয়িতা রায়

Jayeeta Ray

জন্মতারিখ/ DOB: 08/03/1984

মহিলা / FEMALE



8255 4009 8416

আমার আধার, আমার পরিচয়

PLB DEVELOPER & CONSULTANTS PVT. LTD.

Jayeeta

Ray
Director



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

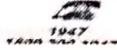
ठिकाना:

उमारे/३: विशक्ति ब्राय, एम/४०७,
रुद्रन टाउनशिप, काजी पारा,
बारासात (एम), उत्तर २४ पारगना,
पश्चिम बङ्ग - ७००१२४

Address

W/O: Biswajit Ray,
M/407, FORTUNE
TOWNSHIP, KAZI PARA,
Barasat (m), North 24
Parganas,
West Bengal - 700124

8255 4009 8416



P.O. Box No. 1947.

PLB DEVELOPERS CONSULTANTS PVT. LTD.

Jayanta Ray

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAYEETA RAY

BHASKAR GANGULY

08/03/1984

Permanent Account Number

BDEPR0709R

Jayeeta Ray

Signature



1130301

PLB DEVELOPERS CONSULTANTS PVT. LTD

Jayeeta Ray
Director

Major Information of the Deed



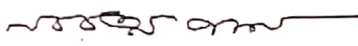
Deed No :	I-1902-13044/2022	Date of Registration	01/11/2022
Deed No / Year	1902-8003109742/2022	Office where deed is registered	
Deed Date	01/11/2022 3:29:04 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address Other Details	SUBHABRATA BASU BARRACKPORE COURT, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9836847883, Status : Advocate		
Transaction	Additional Transaction		
138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 49,78,800/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190213032/2022		



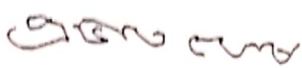
Land Details :

District: Nadia, P.S:- Chakdaha, Gram Panchayat: TATLA-II, Mouza: Kamalpur, Pin Code : 741222

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-231	LR-229	Bastu	Bastu	18.44 Dec	1/-	49,78,800/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					18.44Dec	1/-	49,78,800 /-	

Principal Details :







SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri NABARATNA PAUL Son of Late NARESH PAUL Executed by: Self, Date of Execution: 01/11/2022 , Admitted by: Self, Date of Admission: 01/11/2022 ,Place : Office	 01/11/2022	 LTI 01/11/2022	 01/11/2022
PUMLIYA, City:- , P.O:- CHAKDAHA, P.S:-Chakdaha, District:-Nadia, West Bengal, India, PIN:- 741222 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx7E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 01/11/2022 , Admitted by: Self, Date of Admission: 01/11/2022 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr PRAVAT GHOSH (Presentant) Son of Shri GURUPADA GHOSH Executed by: Self, Date of Execution: 01/11/2022 , Admitted by: Self, Date of Admission: 01/11/2022 ,Place : Office	 01/11/2022	 LTI 01/11/2022	 01/11/2022
PUMLIYA, City:- , P.O:- CHAKDAHHA, P.S:-Chakdaha, District:-Nadia, West Bengal, India, PIN:- 741222 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx8D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 01/11/2022 , Admitted by: Self, Date of Admission: 01/11/2022 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED DESHBANDHU NAGAR, BAGUIATI, AC-15/12, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: AAxxxxxx7B,Aadhaar No Not Provided, Status Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt PAROMITA CHAKRABORTY Wife of Shri BASUDEB CHAKRABORTY Date of Execution - 01/11/2022, , Admitted by: Self, Date of Admission: 01/11/2022, Place of Admission of Execution: Office	 Nov 1 2022 4:14PM	 LTI 01/11/2022	 01/11/2022
DESHBANDHU NAGAR, BAGUIATI, AC-15/12, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7G,Aadhaar No Not Provided Status : Representative, Representative of : PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED (as DIRECTORS)				
2	Name Smt JAYEETA RAY Wife of Shri BISWAJIT RAY Date of Execution - 01/11/2022, , Admitted by: Self, Date of Admission: 01/11/2022, Place of Admission of Execution: Office	 Nov 1 2022 4:15PM	 LTI 01/11/2022	 01/11/2022

FORTUNE TOWNSHIP, M/407, City:- , P.O:- KAZIPARA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDxxxxxx9R,Aadhaar No Not Provided Status : Representative, Representative of : PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED (as DIRECTORS)

Identifier Details :

Identifier Name	Photo	Finger Print	Signature
Mr SUBHABRATA BASU Son of Mr SAJAL BASU BARRACKPORE COURT, City:- Not specified, P.O:- BARRACKPORE, P.S:- Barrackpore, District:- North 24 Parganas, West Bengal, India, PIN:- 700120			
Identifier Of Shri NABARATNA PAUL, Mr PRAVAT GHOSH, Smt PAROMITA CHAKRABORTY, Smt JAYEETA RAY	01/11/2022	01/11/2022	01/11/2022

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri NABARATNA PAUL	PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED-9.22 Dec
2	Mr PRAVAT GHOSH	PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED-9.22 Dec

Land Details as per Land Record

District: Nadia, P.S:- Chakdaha, Gram Panchayat: TATLA-II, Mouza: Kamalpur, Pin Code : 741222

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 231, LR Khatian No:- 229	Owner:নরেশ চন্দ্র ভট্ট, Gurdian:শ্যামা চন্দ্র ভট্ট, Address:কমালপুর, Classification:বৌশবাঙ্গান, Area:0.23000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190213044 / 2022

On 01-11-2022

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 15:31 hrs on 01-11-2022, at the Office of the A.R.A. - II KOLKATA by Mr PRAVAT GHOSH , one of the Executants.

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 49,78,800/-

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

Execution is admitted on 01/11/2022 by 1. Shri NABARATNA PAUL, Son of Late NARESH PAUL, PUMLIYA, P.O: CHAKDAHA, Thana: Chakdaha, , Nadia, WEST BENGAL, India, PIN - 741222, by caste Hindu, by Profession Business, 2. Mr PRAVAT GHOSH, Son of Shri GURUPADA GHOSH, PUMLIYA, P.O: CHAKDAHA, Thana: Chakdaha, , Nadia, WEST BENGAL, India, PIN - 741222, by caste Hindu, by Profession Business

Indetified by Mr SUBHABRATA BASU, , , Son of Mr SAJAL BASU, BARRACKPORE COURT, P.O: BARRACKPORE, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 01-11-2022 by Smt PAROMITA CHAKRABORTY, DIRECTORS, PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED, DESHBANDHU NAGAR, BAGUIATI, AC-15/12, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr SUBHABRATA BASU, , , Son of Mr SAJAL BASU, BARRACKPORE COURT, P.O: BARRACKPORE, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 01-11-2022 by Smt JAYEETA RAY, DIRECTORS, PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED, DESHBANDHU NAGAR, BAGUIATI, AC-15/12, City:- , P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr SUBHABRATA BASU, , , Son of Mr SAJAL BASU, BARRACKPORE COURT, P.O: BARRACKPORE, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 101.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 54936, Amount: Rs.100.00/-, Date of Purchase: 21/10/2022, Vendor name: A SARKAR

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 449454 to 449469
being No 190213044 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.11.02 16:41:16 -07:00
Reason: Digital Signing of Deed.

Signature

(Satyajit Biswas) 2022/11/02 04:41:16 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)