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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Z 945178

No. 03.17.
13.43.

Certified that the Document
is Admitted to Registration in the
Sign Case Sheet and the Endr-
osements Attached with this
Document are the Part of the
Document.

A D S Durgapur
Durgapur

08 MAR 2019

DEVELOPMENT
POWER OF ATTORNEY
AFTER REGD. DEVELOPMENT AGREEMENT NO.
I-020600971/2019 OF A.D.S.R. DURGAPUR

TO ALL TO WHOM THESE PRESENTS SHALL COME WE,

1) **SMT. SABITA CHATTERJEE [ALIAS SABITA CHATTOPADHYAY]** [PAN No.ARLPC7912K] w/o Sri Haradhan Chattopadhyay, by faith -Hindu, by

Development Power of Attorney "Durgapur Real Estate Pvt. Ltd."

Page 1 of 10

Sl. No. 1707 of 2019
Case No. Subita challengee & another
Address
Value of 100/- 201-12
Date of Purchase of the Stamp
Paper from Treasury 07 MAR 2019
Name of the Treasury from Where
Purchase:- Durgapur

JITENDRANATH MONDAL
Stamp Vender
Durgapur Court, Durgapur-16
Licence No-1/89



Dist. Sub-Registrar
Durgapur, Bardhaman

08 MAR 2019

occupation-Housewife, Indian Citizen, resident of - Fuljhore, P.O.-
Fuljhore, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman),
W.B., Pin-713206,

- 2) **SRI BUDHAN MONDAL** [PAN No.AUCPM9716B] s/o Sri Kartick Mondal, by faith- Hindu, by occupation-Business, Indian Citizen, resident of - Vill.-Shankarpur, P.O.-Arrah, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman), W.B., Pin-713212,
- 3) **SRI DHANANJOY PAL** [PAN No.APVPP1366C] s/o Sadhan Pal, by faith- Hindu, by occupation-Business, Indian Citizen, resident of - Vill.-Arrah, P.O.-Arrah, P.S.-Kanksa, Dist.-Burdwan(now Paschim Bardhaman), W.B., Pin-713212,
- 4) **SRI MUKTI PADA GHOSH** [PAN No. AQYPG8711G] s/o Late Rabi Lochan Ghosh; by faith- Hindu, by occupation-Business, Indian Citizen, resident of - Vill.-Shankarpur, P.O.-Arrah, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman), W.B., Pin-713212,
- 5) **SMT. RINA GHOSH** [PAN No.BMGPG3308E] w/o Sri Mukti Pada Ghosh, by faith- Hindu, by occupation-Housewife, Indian Citizen, resident of - Vill.-Shankarpur, P.O.-Arrah, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman), W.B., Pin-713212,
- 6) **S S SOLUTIONS PVT. LTD.** [PAN No.AAUCS4988C], a company constituted & incorporated under the Companies Act, having its office at Flat No.5C, 5th Floor, Abhilasa Apartment, Vill. & P.O.-Bamunara, P.S.-Kanksa, Dist.-Burdwan, Pin-713212 (W.B.), represented by its' Directors; (1) **Sri Sanjib Samanta**, [PAN No.AVXPS0160M] son of Late Haradhan Samanta, (2) **Smt. Soma Samanta**, [PAN No.FJEPS9162P] wife of Sri. Sanjib Samanta, both are by faith-Hindu, by occupation-Business, Indian Citizen, resident of Vivekananda Park, Bamunara, P.O.-Bamunara, P.S.-Kanksa, Dist.-Burdwan(now Paschim Bardhaman), W.B., Pin-713212., do hereby SEND GREETINGS:




Addl. Dist. Sub Registrar
Registrar, Paschim Bardhaman

08 MAR 2019

WHEREAS:

A. We have seized, owned and possessed of and/or/otherwise well and sufficient entitled to ALL THAT picce and parcel of land measuring an area of land 88(Eighty Eight) Decimal, in the Dist.-Burdwan(now Paschim Bardhaman), under P.S.-N.T.P.S., within Mouza-Shankarpur, J.L. No.109, R.S. Khatian no.246 & 180, L.R. Khatian No.290, 1795, 1794, 919, 1161, & 2281, of R.S. Plot No.19 (Nineteen), & 20(Twenty) and L.R. Plot No.40(Forty) & 41(Forty One), by virtue of Regd. Deeds & ROR, which is herein after mentioned in the "First Schedule", and hereinafter called as "said property".

B. **DURGAPUR REAL ESTATE PVT. LTD.** [PAN No. AADCD2414K] a company constituted & incorporated under the Companies Act, having its' office at A/17, Meghmallar Sarani, Sector-2C, Bidhannagar, P.O.-Bidhannagar, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman), (W.B.), Pin-713212, represented by one of its' Director; **Sri Subodh Kumar Dutta** [PAN No.ADRPD0439Q] S/o Late Bimalakanta Dutta, by faith- Hindu, by occupation-Business, Indian Citizen, resident of A/17, Meghmallar Sarani, Sector-2C, Bidhannagar, P.O.-Bidhannagar, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman), (W.B.), Pin-713212, Hereinafter called as "**said DEVELOPER**".

 C. We, (the Landowners) desire to develop the Schedule below land /"Said Property", by construction of multi-storied building/s up to maximum limit of floor, consisting of as many as flats, units, garages etc., with the permissions of the Jemua Gram Panchayat, and/or Asansol Durgapur Development Authority and/or any other concern Authority/Authorities, but due to paucity of funds and lack of sufficient time & experience, we could not be able to take any necessary steps for the said development work, and, as such we (the Landowners) have entered into a **Regd. Development Agreement vide No.I-020600971 of 2019**, vide Serial No.0206001031/2019, which was registered at A.D.S.R.Durgapur on 25/02/2019, with the said Developer,for the



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Bardhaman

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development construction works of the project namely; 'Anurag Tower' consisting of G+7 Three Blocks/Multistoried Building/s vide Block No.1, 2 & 3 at the entire schedule mentioned property, on the terms & conditions having been settled by & between the parties after mutual discussion.

D. In as much as it is became not possible for us, and also will not be possible for us to look after day to day affairs in connection with the development construction works at the said property, and it is became also not possible for us to present in all occasion, everywhere for the said development construction works at the "said property", as such We, jointly & severally, desire to engage/appoint; **Sri.....Subodh.....Kumar.....Dutta** [PAN No.ADRPD0439Q] S/o Late Bimalakanta Dutta, by faith- Hindu, by occupation-Business, Indian Citizen, resident of A/17, Meghmallar Sarani, Sector-2C, Bidhannagar, P.O.-Bidhannagar, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman), (W.B.), Pin-713212 being one of the Director of **DURGAPUR REAL ESTATE PVT. LTD.** [PAN No. AADCD2414K] a company constituted & incorporated under the Companies Act, having its' office at A/17, Meghmallar Sarani, Sector-2C, Bidhannagar, P.O.-Bidhannagar, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman), (W.B.), Pin-713212, i.e. the said Developer, as our true and lawful attorney, by executing this Development Power of Attorney, for my name and on my behalf and for me, to execute exercise and perform all or any of the following acts, deeds, and things on our behalf, i.e. to say:

- 1) To take charge and possession and/or hold and defend possession of the said property i.e. the schedule below property and warn off and prohibit, and if necessary, proceed in due form of law against all or any trespassers on the said premises or any part thereof, and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance, and for that to enter into all contracts and arrangements with the trespassers.



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Durgapur, Paschim Bardhaman

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2) To develop and erect/raise new multistoried building/s over the entire "First Schedule" below land i.e. the said property, comprising with various flats, apartments, garages, with two wheeler and four wheeler parking space etc., i.e. the project under the name & style of "Anurag Tower", consisting of G+VII Three Blocks/Multistoried Building/s vide Block No.1, 2 & 3, to be constructed according to the existing permissions & approvals of the concerned authorities i.e. N.O.C. of ADDA dtd.23/04/2014 for Development Construction work in respect of R.S. Plot No.19 & 20 / L.R. Plot No.40 & 41 of Mouza-Shankarpur, N.O.C. of W.B. Fire & Emergency Service dtd.01/08/2013, Soil Investigation Report, Electricity Connection vide Consumer No.211199, Meter No.DPP54784, and also permissions / approvals of W.B.P.R.D.D., Bardhaman Zilla Parishad & Jemua Gram Panchayat &/or the concerned authorities for construction of G+VII multistoried Buildings, over the "said Property", including any addition / alteration / modification / renewal for the same if required, of the Jemua Gram Panchayat, and/or Asansol Durgapur Development Authority and / or any other concern Authority/Authorities, and / or any change or addition or alteration by the Developer herein, as deem fit & proper, and which will be sanctioned by the Jemua Gram Panchayet and / or by the concerned authority, from time to time and also approved by any other authority, by taking assistance of engineering expert with the help of good quality building materials, on our behalf.

3) To carry out all sorts of works, constructions, repairs, renovations, demolitions, reconstructions in said properties or any part thereof from time to time and for the purpose to prepare plans sketches and get them approved and sanctioned from the concerned authorities and to engage Architects, Surveyors, engineers, workmen and laborers, to enter into contracts with them and assign the same for the execution of the works.



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- 4) To enter into any Agreement, Deed, &/or Transfer to raise the construction of the proposed project i.e. the multistoried building/s under the name & style as the Developer deem fit, in accordance his choice, on the "said Property" as more-fully mentioned in the "Schedule" hereunder, and to take Construction Loan/Project Loan from any financial institutions or any Banks, if needed, for the said proposed construction at the schedule hereunder.
- 5) To enter into any Agreement, Deed, Conveyance, Agreement for Sale, to sale and transfer any flat(s)/ unit(s) including equal proportionate share in the common portion of schedule below land, together with common facilities, towards any intending purchaser or purchasers, and will also be entitled to execute such documents and present the same before any Registering Authority or any other Authority, and to do such acts, deeds and things, to get such deeds / Agreements / Conveyances / documents registered, and to receive advance money and/or fully consideration money, and to give proper receipts for the same, and to do such deeds and things to give possession of the same to the prospective purchaser or purchasers, in respect of the Developer's Allocation, as per Regd. Development Agreement in respect of the "said property", as We do the same if personally present.
- 6) To consolidate, manage and transfer developer's allocation, as per Regd. Development Agreement in respect of the said property, for such consideration as my said Attorney may think fit and proper and to give receipts for same.
- 7) To receive from the intending purchaser/s or purchaser/s, the earnest/advance money and to give proper receipt and discharge for the same.
- 8) In connection with such Registration our said Attorney shall be competent to sign and execute all relevant papers, documents,



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forms/notices, etc., at the Registration Office, which shall be found essential for the same, for me & on our behalf.

- 9) To present Deed of Conveyance/Deed of Sale/Agreement for Sale, for registration to the proper registration authority to admit the receipt of the consideration money, and to have the said deed registered, AND to do all acts, deeds, and things which may be necessary for conveying the property and registering the said deed, as fully and effectually in all respects, as We could do the same as if We personally present regarding Developer's allocation.
- 10) To obtain, necessary clearance certificate from competent Authority under the Urban Land Ceiling & Regulation Act, 1976, if applicable, & land conversion certificate for this project.
- 11) To obtain sanctioned plan and any modified &/or additional &/or altered sanctioned plan of the proposed multistoried building/project from the Jemua Gram Panchayet and/or by the concerned authority, from time to time, if needed, and to obtain Completion Certificate after completion of the project from the Jemua Gram Panchayet and/or by the concerned authority
- 12) To publish advertisement in any daily newspaper or/and any widely circulated newspaper or any local news paper or TV Channel or any others media to attract the intending buyer/s for the purpose of sale and transfer of flats or apartment/s.
- 13) To make, sign and verify all applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of my schedule mentioned properties.
- 14) To appoint staff, workers and contractors and to settle their remuneration and other terms of office and to promote or dismiss or suspend as & when necessary for execution of the project, but always within the legal frame work of the state.



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- 15) To purchase & maintain stock of the building materials as per approved plan, and obtain electric and water connection at the schedule mentioned land.
- 16) To take all measure for obtaining water connections, and electric line connections, and meter in the proposed building at the said property, from the concerned Authorities by signing all necessary papers, documents, application forms, affidavits with the right to submit the same before the authority concerned for us and on our behalf and to pay/deposit all amounts of money towards costs, fees, etc.
- 17) To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
- 18) To appear before any office or court or authority of the Govt. or Panchayat or labour dept. or Land Revenue office or Income Tax or any other act, to represent the matters regarding the proposed development & construction.
- 19) To get a Co-Operative Society/Association of the flat purchasers in the said housing complex & registered the same, and to obtain registration after carrying out all necessary formalities.
- 20) That if any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against us in connection with the same project, to prosecute and defend such legal proceeding, and for that purpose to sign, declare and file & withdraw all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done for the same, on our behalf.
- 21) That by virtue of this Power of Attorney our said Attorney holder has got sole & exclusive interest for development construction work at the schedule mentioned property i.e. the said property.

AND Generally to do everything, what could do legally for us, and on our behalf, by our attorney, and we undertake to ratify and confirm all such acts, deeds, and things, what will be lawfully done by our



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said Attorney in exercise of this Development Power of Attorney hereby conferred, but it is expressly stated that this Power of Attorney does not create, constitute or assume any kind of ownership or title in favour of my said Attorney.

FIRST SCHEDULE as referred herein above

(Description of Land/Premises)

ALL THAT piece & parcel of land in the Dist.-Burdwan(now Paschim Bardhaman), P.S.-New Township, within the area of Jemua Gram Panchayat, at **Mouza - Shankarpur(শঙ্করপুর)**, J.L. No.109.

1) **R.S. Plot No. 19 (Nineteen), L.R. Plot No.41(Forty One)**, R.S. Khatian No.246(Two Hundred Forty Six), L.R. Khatian No.290(Two Hundred Ninety), 1795(Seventeen Hundred Ninety Five), 1794(Seventeen Hundred Ninety Four), & 2281 (Twenty Two Hundred Eighty One) measuring an area of land - **58(Fifty Eight) Decimal**.

2) **R.S. Plot No. 20 (Twenty), L.R. Plot No.40(Forty)**, R.S. Khatian No.180(One Hundred Eighty), L.R. Khatian No.919(Nine Hundred Nineteen), & 1161(Eleven Hundred Sixty One), measuring an area of land - **30(Thirty) Decimal**.

Area of land-88(Eighty Eight) Decimal out of total Area of land - 100(One Hundred) Decimal, under Jemua Gram Panchayat, B.L.&L.R.O. Faridpur-Durgapur, and the Land is converted as Bastu, which is presently use for Bastu.

Butted and Bounded as follows:-

North : Chandan Chatterjee's Land.

East : Plot No.50 (Land of Fakir Mondal & Madan Mondal).

South : 40' Feet wide Kancha Road

West : Project of ALPS Residency.



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Durgapur, Paschim Bardhaman

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A separate sheet has been annexed to these presents containing the signature, fingers print and photographs of the Landowners & Developer herein, which is the part and parcel of these presents.

IN WITNESS WHEREOF we have hereunto put our signatures on this power of Attorney in the free, fair state of mind, after gone through all the contents of these presents on this the 08th day of March, 2019 at Durgapur.

WITNESSES:-

① Bikash Bannan
S/o Late Shyamal Bannan
Wilt + post - Sonai
Dist - Bardhaman
Pin - 713148

1. सविता लाल

2. Buddhan Mondal

3. Dhananjay Paul

② Partha Kundu
S/o Sandi Kundu
Durgapur - 18
Paschim Bardhaman

4. MUKTI PANDA GHOSH

5. Rina Ghosh
S.S. SOLUTIONS PVT. LTD.
Sanjit Samanta
Goma Samanta
Director

6. SIGNATURE OF LANDOWNERS

DURGAPUR REAL ESTATE PVT. LTD.

Sunay Kumar Ailaz
Director

SIGNATURE OF DEVELOPER

Drafted by me and computerized at my office
as per instruction of both the parties, read over
& explained by me, and also identified by me,

Debabrata Biswas

Debabrata Biswas, Advocate
Durgapur Court, City Centre
Enrollment No. **W.B./686/2010**



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

08 MAR 2019

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



Signature:-

Subash Kumar Datta

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand

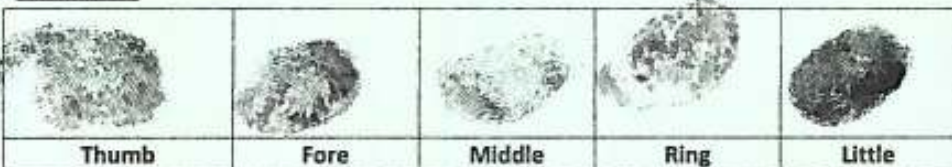


Signature:-

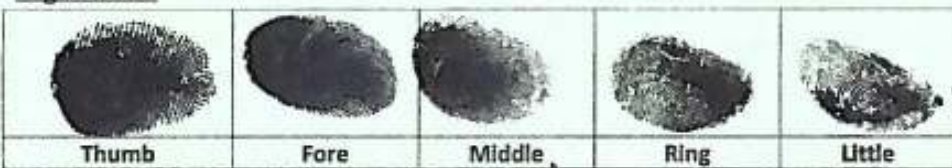
प्रविता टाटेजी

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



Signature:-

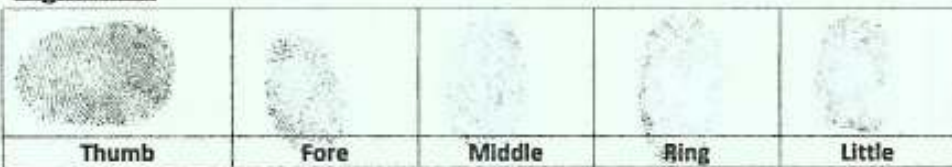
Budhram Morpal

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



Signature:-

Shankar Pot

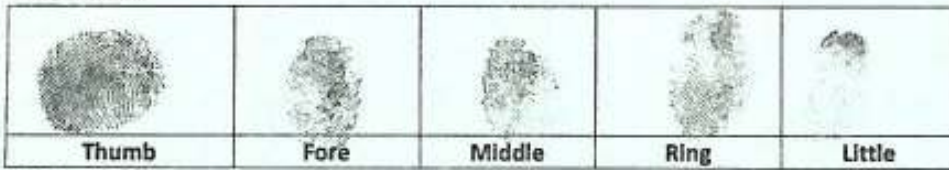


Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

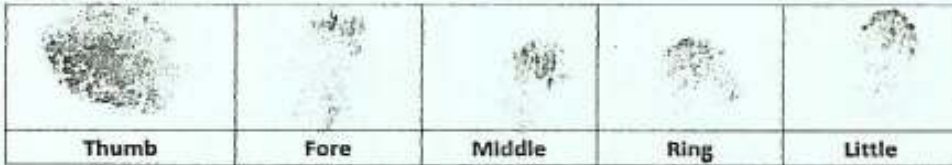
08 MAR 2019

Signature, Colour passport size photograph, finger prints of both the Parties

Left Hand



Right Hand



Mukti Poda Phogh

Signature:-

Mukti Poda Phogh

Signature, Colour passport size photograph, finger prints of both the Parties

Left Hand



Right Hand



Rina Ghosh

Signature:-

Rina Ghosh

Signature, Colour passport size photograph, finger prints of both the Parties

Left Hand



Right Hand



Sanjiv Somant

Signature:-

Sanjiv Somant

Signature, Colour passport size photograph, finger prints of both the Parties

Left Hand



Right Hand



Goma Samanta

Signature:-

Goma Samanta



Add. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

08 MAR 2019

भारत सरकार
Government of India

Bikash Burman
Father : Shyamal Burman
DOB : 02/03/1978
Male

4523 2718 5418

आधार - आम आदमी का अधिकार

Bikash Burman



Bikash Burman



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

১০ মে ২০১৯

आयकर विभाग
INCOME TAX DEPARTMENT
SABITA CHATTERJEE



भारत सरकार
GOVT. OF INDIA

DHARINI ACHERJEE

01/01/1951

Permanent Account Number
ARLPC7912K

प्रविण चार्जेजी

Signature



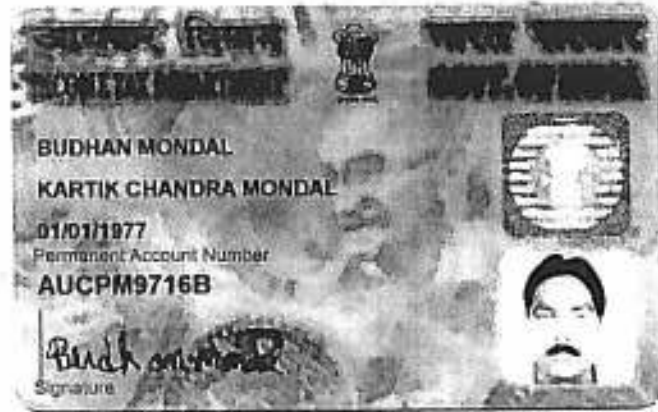
3052011

प्रविण चार्जेजी

यदि कार्ड के कॉपी / कले पर कृपया ध्यान करें / ध्यान
आयकर विभाग द्वारा जारी, एक एक की एक
वीसवी मंडल, सफ़ायर चेंबर,
बानेर टेलिफोन एक्चेंज के मजदूर,
बानेर, पुणे - 411 045

If this card is lost / someone's lost card is found,
Please inform / return to
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2771 8081 Fax: 91-20-2771 8081
e-mail: income@nsdl.com



Budhan mondal



08 MAR 2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DHANANJOY PAUL
SADHAN CHANDRA PAUL

01/03/1978

Permanent Account Number

APYPP1366C

Signature

3201

22

11-01-2014



Dhananjay Paul

इस कार्ड को खोने / खाने पर कृपया सूचित करें / सूचित
आयकर विभाग को सूचित करें, एनएसडी यूनिट
5 वीं मंजिल, मास्टी स्ट्रीट, प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कॉलोनी, नजदीक डीप बंगला चौक, 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, Masteri Street,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Banglow Chowk,
Pune - 411 016.

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



08 MAR 2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MUKTI PADA GHOSH
RABI GHOSH

07/05/1968

Permitter's Account Number

AQYFG8711G

Mukti Pada Ghosh
Signature



इस कार्ड से छोने / धरने का कृपया सुचित करें / लीडर
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडेल कोलोनी, नज़दिक बंगला चौक, 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 Bangalow Check,
Pune - 411 016.*

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

Mukti Pada Ghosh.



08 MAR 2019

आयकर विभाग
INCOME TAX DEPARTMENT

RINA GHOSH

ANATH BANDHU PAL

01/01/1978

Permanent Account Number

BMGPG3308E

Rina Ghosh

Signature

भारत सरकार
GOVT. OF INDIA



123012014

इस कार्ड को खोने / काने पर कृपया ध्यान दें / नोट
आयकर पैन सेवा इकाई, एन एस डी एन
5 वी मजिल, मंडी स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8
मॉडल कॉलोनी, दीप बंगला चौक, पुणे - 411 016.

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5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bangalw Chowk,
Pune - 411 016.

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

Rina Ghosh



08 MAR 2019

आयकर विभाग
INCOME TAX DEPARTMENT
SANJIB SAMANTA
HARADHAN SAMANTA
03/01/1975
Permanent Account Number
AVXPS0160M
Sanjib Samanta
Signature



भारत सरकार
GOVT OF INDIA



Sanjib Samanta

यदि इस कार्ड को खोने / पाए पर कृपया सूचित करें / लौटाने :
आयकर सेवा सेवा इकाई, एन एस डी यूए
तीसरी मंजिल, साफायर चेंबर,
नजदीक टेलिफोन एक्सचेंज के नजदीक,
बॉम्बे, पुणे - 411 045

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Bazaar Telephone Exchange,
Bombay, Pune - 411 045
Tel: 91-20-2721 8081 Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



08 MAR 2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOMA SAMANTA
BIPAD BARAN ROY

18/11/1986
Permanent Account Number

FJEPS9162P

Soma Samanta
Signature




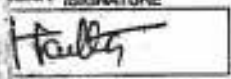
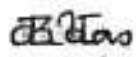
Soma Samanta

यदि आपका PAN कार्ड खोने / चले पर कृपया सूचित करें / सूचित
आयकर विभाग को सूचित करें, एन एस डी यू
तीसरी मंजिल, सफ़ायर चैंबर,
बंगलूर टेलिफोन एक्सचेंज के नजदीक,
बंगलूर, पुणे - 411045

*If this card is lost / someone's lost card is found,
please inform / return to:*
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Banes Telephone Exchange,
Bangalore, Pune - 411 045
Tel: 91-20-2722 8000, Fax: 91-20-2721 8001
e-mail: trinfo@nsdl.co.in



08 MAR 2019

| | | |
|--|---|---|
| स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER | ADRPD0439Q |  |
| नाम /NAME | SUBODH KUMAR DUTTA | |
| पिता का नाम /FATHER'S NAME | BIMALA KANTA DUTTA | |
| जन्म तिथि /DATE OF BIRTH | 19-02-1965 | |
| हस्ताक्षर /SIGNATURE |  |  |
| | | आयकर आयुक्त, प.सं.-XI COMMISSIONER OF INCOME-TAX, W.B. - XI |

Subodh Kumar Dutta

इस कार्ड के लो / गिरा जाने पर पुनः जारी करने वाले अधिकारी को सूचित / बताना यह है
संयुक्त आयकर आयुक्त(पदाति एवं तकनीकी),
पी-7,
धीरंजी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/damaged, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta, 700 069.



08 MAR 2019

Major Information of the Deed




| | | | |
|--|---|--------------------------------------|------------|
| Deed No : | I-0206-01325/2019 | Date of Registration | 08/03/2019 |
| Query No / Year | 0206-1000060419/2019 | Office where deed is registered | |
| Query Date | 06/03/2019 11:03:12 AM | A.D.S.R. DURGAPUR, District: Burdwan | |
| Applicant Name, Address & Other Details | Debabrata Biswas Durgapur Court, Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 9476230460, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | | |
| Set Forth value | Market Value | | |
| Rs. 2/- | Rs. 1,61,55,040/- | | |
| Stamp duty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | Rs. 7/- (Article:E) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020600971/2019 | | |

Land Details :

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur Pin Code : 713212

| Sch No | Plot Number | Khatian Number | Land Use Proposed | ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------------|-------------------|-------|--------------|-------------------------|-----------------------|--|
| L1 | RS-19 | RS-246 | Vastu | Vastu | 58 Dec | 1/- | 1,06,47,640/- | Width of Approach Road: 40 Ft., , Project Name : |
| L2 | RS-20 | RS-180 | Vastu | Vastu | 30 Dec | 1/- | 55,07,400/- | Width of Approach Road: 40 Ft., , Project Name : |
| | | TOTAL : | | | 88Dec | 2 /- | 161,55,040 /- | |
| | | Grand Total : | | | 88Dec | 2 /- | 161,55,040 /- | |

Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Smt SABITA CHATTERJEE, (Alias: Smt SABITA CHATTOPADHYAY) Wife of Mr HARADHAN CHATTOPADHYAY Executed by: Self, Date of Execution: 08/03/2019 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office |  |  |  |
| | | 08/03/2019 | LTI 08/03/2019 | 08/03/2019 |

Major Information of the Deed :- I-0206-01325/2019-08/03/2019

FULJHORE, P.O:- FULJHORE, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India
 PIN - 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.::
 ARLPC7912K, Status :Individual, Executed by: Self, Date of Execution: 08/03/2019
 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office

| Name | Photo | Finger Print | Signature |
|--|---|--|---|
| Mr BUDHAN MONDAL (Presentant) Son of Mr KARTICK MONDAL Executed by: Self, Date of Execution: 08/03/2019 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office |  08/03/2019 |  LTI 08/03/2019 |  08/03/2019 |

VILL. SHANKARPUR, P.O:- ARRAH, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal,
 India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.::
 AUCPM9716B, Status :Individual, Executed by: Self, Date of Execution: 08/03/2019
 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office



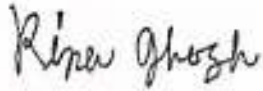
| Name | Photo | Finger Print | Signature |
|--|---|--|---|
| Mr DHANANJOY PAUL Son of Mr SADHAN PAUL Executed by: Self, Date of Execution: 08/03/2019 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office |  08/03/2019 |  LTI 08/03/2019 |  08/03/2019 |

VILL. ARRAH, P.O:- ARRAH, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN -
 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.::
 APVPP1366C, Status :Individual, Executed by: Self, Date of Execution: 08/03/2019
 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office

| Name | Photo | Finger Print | Signature |
|--|---|--|---|
| Mr MUKTIPADA GHOSH Son of Late RABI LOCHAN GHOSH Executed by: Self, Date of Execution: 08/03/2019 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office |  08/03/2019 |  LTI 08/03/2019 |  08/03/2019 |

VILL. SHANKARPUR, P.O:- ARRAH, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal,
 India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.::
 AQYPG8711G, Status :Individual, Executed by: Self, Date of Execution: 08/03/2019
 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office







Major Information of the Deed :- I-0206-01325/2019-08/03/2019

| | | | | |
|--|--|---|---|---|
| 5 | Name Smt RINA GHOSH Wife of Mr MUKTIPADA GHOSH Executed by: Self, Date of Execution: 08/03/2019 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office | Photo  08/03/2019 | Finger Print  LTI 08/03/2019 | Signature  08/03/2019 |
| VILL. SHANKARPUR, P.O:- ARRAH, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BMGPG3308E, Status :Individual, Executed by: Self, Date of Execution: 08/03/2019 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office | | | | |
| 6 | S S SOLUTIONS PRIVATE LIMITED FLAT NO.5C, FIFTH FLOOR, ABHILASA APARTMENT, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: AAUCS4988C, Status :Organization, Executed by: Representative | | | |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | DURGAPUR REAL ESTATE PRIVATE LIMITED A/17, MEGHMALLAR SARANI, SECTOR 2C, BIDHANNAGAR, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: AADCD2414K, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|--|---|---|
| 1 | Name Mr SANJIB SAMANTA Son of Late HARADHAN SAMANTA Date of Execution - 08/03/2019, , Admitted by: Self, Date of Admission: 08/03/2019, Place of Admission of Execution: Office | Photo  Mar 8 2019 4:43PM | Finger Print  LTI 08/03/2019 | Signature  08/03/2019 |
| FLAT NO.5C, FIFTH FLOOR, ABHILASA APARTMENT, BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVXPS0160M Status : Representative, Representative of : S S SOLUTIONS PRIVATE LIMITED (as as DIRECTOR) | | | | |
| 2 | Name Smt SOMA SAMANTA Wife of Mr SANJIB SAMANTA Date of Execution - 08/03/2019, , Admitted by: Self, Date of Admission: 08/03/2019, Place of Admission of Execution: Office | Photo  Mar 8 2019 4:47PM | Finger Print  LTI 08/03/2019 | Signature  08/03/2019 |

Major Information of the Deed :- I-0206-01325/2019-08/03/2019

FLAT NO.5C, FIFTH FLOOR, ABHILASA APARTMENT, BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Female, By Caste: Hindu Occupation: Business, Citizen of: India, , PAN No.:: FJEPS9162P Status : Representative, Representative of : S S SOLUTIONS PRIVATE LIMITED (as as DIRECTOR)

| 3 | Name | Photo | Finger Print | Signature |
|--|---|--|--|-----------|
| <p>Mr SUBODH KUMAR DUTTA Son of Late BIMALA KANTA DUTTA Date of Execution - 08/03/2019, , Admitted by: Self, Date of Admission: 08/03/2019, Place of Admission of Execution: Office</p> |  <small>Mar 8 2019 4:45PM</small> |  <small>LT1 08/03/2019</small> |  <small>08/03/2019</small> | |

A/17, MEGHMALLAR SARANI, SECTORE 2C, BIDHANNAGAR, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADRPD0439Q Status : Representative, Representative of : DURGAPUR REAL ESTATE PRIVATE LIMITED (as as DIRECTOR)

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|--|--|--|
| <p>Mr Bikash Barman Son of Late Shyamal Barman Sonai, P.O:- Sonai, P.S:- Kanksa, District:- Burdwan, West Bengal, India, PIN - 713148</p> |  <small>08/03/2019</small> |  <small>08/03/2019</small> |  <small>08/03/2019</small> |

Identifier Of Smt SABITA CHATTERJEE, Mr BUDHAN MONDAL, Mr DHANANJOY PAUL, Mr MUKTIPADA GHOSH, Smt RINA GHOSH, Mr SANJIB SAMANTA, Smt SOMA SAMANTA, Mr SUBODH KUMAR DUTTA

Major Information of the Deed :- I-0206-01325/2019-08/03/2019

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------------------|--|
| 1 | Smt SABITA CHATTERJEE | DURGAPUR REAL ESTATE PRIVATE LIMITED-9.66667 Dec |
| 2 | Mr BUDHAN MONDAL | DURGAPUR REAL ESTATE PRIVATE LIMITED-9.66667 Dec |
| 3 | Mr DHANANJOY PAUL | DURGAPUR REAL ESTATE PRIVATE LIMITED-9.66667 Dec |
| 4 | Mr MUKTIPADA GHOSH | DURGAPUR REAL ESTATE PRIVATE LIMITED-9.66667 Dec |
| 5 | Smt RINA GHOSH | DURGAPUR REAL ESTATE PRIVATE LIMITED-9.66667 Dec |
| 6 | S S SOLUTIONS PRIVATE LIMITED | DURGAPUR REAL ESTATE PRIVATE LIMITED-9.66667 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------------------|--|
| 1 | Smt SABITA CHATTERJEE | DURGAPUR REAL ESTATE PRIVATE LIMITED-5 Dec |
| 2 | Mr BUDHAN MONDAL | DURGAPUR REAL ESTATE PRIVATE LIMITED-5 Dec |
| 3 | Mr DHANANJOY PAUL | DURGAPUR REAL ESTATE PRIVATE LIMITED-5 Dec |
| 4 | Mr MUKTIPADA GHOSH | DURGAPUR REAL ESTATE PRIVATE LIMITED-5 Dec |
| 5 | Smt RINA GHOSH | DURGAPUR REAL ESTATE PRIVATE LIMITED-5 Dec |
| 6 | S S SOLUTIONS PRIVATE LIMITED | DURGAPUR REAL ESTATE PRIVATE LIMITED-5 Dec |

Endorsement For Deed Number : I - 020601325 / 2019

On 06-03-2019

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 1,61,55,040/-



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

On 08-03-2019

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 13:43 hrs on 08-03-2019, at the Office of the A.D.S.R. DURGAPUR by Mr BUDHAN MONDAL, one of the Executants.

Major Information of the Deed :- I-0206-01325/2019-08/03/2019

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

Execution is admitted on 08/03/2019 by 1. Smt SABITA CHATTERJEE, Alias Smt SABITA CHATTOPADHYAY, Wife of Mr HARADHAN CHATTOPADHYAY, FULJHORE, P.O: FULJHORE, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife, 2. Mr BUDHAN MONDAL, Son of Mr KARTICK MONDAL, VILL. SHANKARPUR, P.O: ARRAH, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 3. Mr DHANANJOY PAUL, Son of Mr SADHAN PAUL, VILL. ARRAH, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 4. Mr MUKTIPADA GHOSH, Son of Late RABI LOCHAN GHOSH, VILL. SHANKARPUR, P.O: ARRAH, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 5. Smt RINA GHOSH, Wife of Mr MUKTIPADA GHOSH, VILL. SHANKARPUR, P.O: ARRAH, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife

Identified by Mr Bikash Barman, , , Son of Late Shyamal Barman, Sonai,, P.O: Sonai, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

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

Execution is admitted on 08-03-2019 by Mr SUBODH KUMAR DUTTA, as DIRECTOR, DURGAPUR REAL ESTATE PRIVATE LIMITED, A/17, MEGHMALLAR SARANI, SECTOR 2C, BIDHANNAGAR, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Bikash Barman, , , Son of Late Shyamal Barman, Sonai,, P.O: Sonai, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 08-03-2019 by Mr SANJIB SAMANTA, as DIRECTOR, S S SOLUTIONS PRIVATE LIMITED, FLAT NO.5C, FIFTH FLOOR, ABHILASA APARTMENT, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Bikash Barman, , , Son of Late Shyamal Barman, Sonai,, P.O: Sonai, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 08-03-2019 by Smt SOMA SAMANTA, as DIRECTOR, S S SOLUTIONS PRIVATE LIMITED, FLAT NO.5C, FIFTH FLOOR, ABHILASA APARTMENT, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Bikash Barman, , , Son of Late Shyamal Barman, Sonai,, P.O: Sonai, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 1707, Amount: Rs.100/-, Date of Purchase: 08/03/2019, Vendor name: Jitendra Nath Mondal



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

Major Information of the Deed :- I-0206-01325/2019-08/03/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2019, Page from 30288 to 30317
being No 020601325 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA
Date: 2019.03.14 13:25:56 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 14-03-2019 13:24:53
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)