

19402/2022

19369/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AM 793018

Certified that the Document is admitted of Registration. The Stamp Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

- 1 DEC 2022

TO ALL TO WHOM THESE PRESENTS SHALL COME, I,

Additional Registrar of Assurances-IV, Kolkata

Dee

121137

AWANI KUMAR ROY
Advocate
10, Kiron Shunkar Roy Road,
1st Floor, Kolkata-700 001

NOTE
ADD
R/S
18 OCT 2022
SURANJAN MUKHERJEE
Stamp Vendor
C. C. Court
2 & 3, R. S. Roy Road, Knt 1

18 OCT 2022
18 OCT 2022



18 OCT 2022
18 OCT 2022

1 DEC 2022

Partha Nandy
PARTHA NANDY
S/O LATE ARUN KUMAR NANDY
210, BAKSARA VILLAGE ROAD
P.O. - BAKSARA
P.S. - SANTRAGACHH
DIST. - HOWRAH
PIN - 711110
Service
7003298463

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 DEC 2022

GOLD KING PROJECTS PRIVATE LIMITED (CIN U70101WB2004PTC098399) (PAN AACCG4528L), a company incorporated under the Companies Act, 1956, having its Registered Office at Flat No.310, Green Ridge Apartment, Badu Road, P.O. Abdulpur, P.S. Madhyamgram, Kolkata-700155 and also at 4, Saklat Place (Fourth Floor) Chandni Chowk, P.S. Bhowbazar, Kolkata - 700072, represented by its Director **SRI DIBYENDU BANDYOPADHYAY (PAN-ADRPB3556E)**, son of Late Sudhir Chandra Banerjee, by faith - Hindu, by occupation - Business, residing at 23, Raniganj Bazer Bye Lane, P.S. + District Burdwan, PIN - 713101, hereinafter called, referred to and identified as the **OWNER/PRINCIPAL** (which expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its successors-in-office and assigns) **SEND GREETINGS:**

WHEREAS:

A. We, the Principal abovenamed is fully seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owner to **ALL THAT** piece and parcel of land in the District Burdwan P.S. and District Sub-Registry office Burdwan in Mauja Gopal Nagar under J.L. No. 78 under R.S. Khatian No. 31, 62 and L.R. Khatian No. 851 and (1) L.R. Dag No. 85 nature of land Pukur Area 170 Sataks, (2) L.R. Dag No. 85/188 nature of land Pukur 14 Sataks, (3) L.R. Dag No.75 nature of land Housing Project area 35 Sataks, (4) L.R. Dag No.76 nature of land Housing Project area 261.1 Satak, (5) L.R. Dag No.77 nature of land Housing Project area 01 Satak, (6) L.R. Dag No.78 nature of land Housing Project area 130 Satak, Total 6.11 Sataks more or less and in all Total land are in the afore said property

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ADDITIONAL REGISTRAR
OF ASSURANCES - IN KOLKATA
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measuring **6.11 Acres** more or less, Ward No. 12, within Burdwan Municipality, Police Station Burdwan, (hereinafter referred to as the said premises) absolutely and forever.

B. By a Development Agreement dated 30th November, 2022 made between the Principal herein therein referred to as the Owner of the one part and **MESSRS. NATURAL PLAZA PRIVATE LIMITED (PAN : AADCN4178N)** (in short "the **Developer**"), therein referred to as the Developer of the other part and registered in the office of Additional Registrar of Assurances IV Kolkata in Book No.1 Being No. 19356 for the year 2022, the Principal have appointed the said Developer as the developer of the said Premises and granted exclusive right to develop the said Premises by constructing new building or buildings thereat for mutual benefit and for the consideration and on the terms and conditions therein contained (in short "the **Development Agreement**").

C. The Principal is executing this Power of Attorney in favour of the **MESSRS. NATURAL PLAZA PRIVATE LIMITED** of 9A, Lord Sinha Road, P.S. Shakespeare Sarani, P.O. Middleton Row, Kolkata- 700 071 acting through its authorised representative who from time to time may appoint by Board of Directors or **SRI MUKESH KUMAR SHARMA** (PAN : **ARKPS6485Q**), son of Sri Mahesh Kumar Sharma working for gain at 9A, Lord Sinha Road, Kolkata- 700 071 to act jointly and/or severally (hereinafter for the sake of brevity referred to as "**the Attorney / Attorneys**") as and for the purposes relating to the said Premises as hereinafter contained.

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 DEC 2022

NOW KNOW YE BY THESE PRESENTS, We, the withinnamed **PRINCIPAL** do hereby nominate constitute appoint the said Attorneys to act jointly and/or severally as our true and lawful attorneys of the Principal for in the name and behalf of the Principal and the said Attorneys to do execute exercise and perform all or any of the following acts deeds matters and things relating to said Premises jointly and/or severally and each of them i.e., to say:-

1. For the Developer's allocation only to sign and execute on our behalf and in our names all agreements, deeds, documents and papers, including Agreements for Sale/Lease and Deeds of Conveyance in favour of the intending purchasers/transferees/lessees in respect of any flat/office space, constructed area, car parking space or any part or portion of the said premises and to present any or all of them for registration, if necessary, before the relevant authorities having jurisdiction including the Registrar, District Registrar, Sub-Registrar, Joint Sub-Registrar and the Registrar of Assurances, Kolkata and to appear and represent us before the said authorities at all times as may be necessary and to present documents and to admit the execution of the said agreements, deeds, documents and papers as well as to admit the receipt of consideration on our behalf and to take all necessary steps and to do all necessary acts, deeds, matters and things including preparing, filling up, completing signing and submitting all papers, documents, forms, declarations, statement, memo of consideration and writings to be submitted at the time of registration of the said agreements, deeds documents and papers which may be required for fully, properly and effectually selling, transferring, conveying and leasing any part or portion of the said premises.

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OF ASSURANCES
KOLKATA
- 1 DEC 2022

2. To prepare, sign, execute, submit, enter into, modify, cancel, confirm, alter, draw, approve and/or register and/or give consent and confirmation to all papers, documents, supplemental agreements, construction, contracts, consent, Declarations prescribed forms, affidavits, applications, undertakings, indemnities plans and other documents as may in any way be required to be so done.
3. To issue and deliver valid and effectual receipts and discharges on our behalf for all money or monies which the said Attorney shall receive as and by way of consideration for sale of any part or portion of said premises.
4. To have the premises mutated in the name of the Owner as the owner thereof in the records of the Burdwan Municipality and in all public records and with all authorities and persons (including the Burdwan Municipality) and in connection therewith to pay fees and other charges and to submit the title deeds and copies thereof and other papers and documents to the concerned authorities and to take back the same.
5. To appoint and terminate the appointment of Architects, Engineers and Surveyors for survey and soil testing and also for preparation of plans for construction of building(s) at the Premises and also for any additions and/or alterations and/or modifications thereto and to have such plans prepared and the soil of the premises tested and make construction and development of the said premises and all other activities relating thereto.





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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 DEC 2022

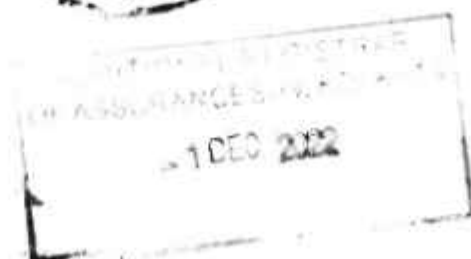
6. To make prepare, apply for and submit the plan(s) for constructions of building(s) at the premises to the Burdwan Municipality and other relevant authorities for sanctioning and have the same sanctioned and, if so deemed fit and proper, to have the plan(s) submitted and/or sanctioned as stated above, modified and/or altered by the Burdwan Municipality and/or other relevant authorities and in connection therewith to submit for inspection the title deeds and copies thereof and other papers and documents to the concerned authorities and to take back the same.

7. To pay, deposit and/or incur necessary fees, charges and expenses relating to sanction of the plan(s) and to obtain sanction(s) and such other order or orders or permissions from the relevant and necessary authorities as be expedient for such sanctioning, modification and/or alteration of the plan(s).

8. To inform the concerned authorities / municipality of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the concerned authorities / municipality and to get the same regularised.

9. To appear and represent the Principal before the Registrar, District Registrar, Additional Registrar, District Sub-Registrar, Additional District Sub-Registrar at Burdwan and other registration authorities, the Collector, the Commissioner, concerned Burdwan Municipality and all its departments, the Burdwan Development Authority, Fire Brigade and/or the Real Estate (Regulation and Development) Act, 2016 and Rules framed therein the B.L. & L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955

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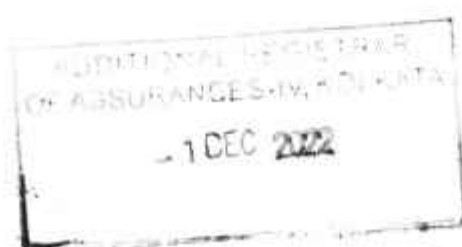


and other Land / Tenancy laws, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said premises and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorneys or any of them.

10. To apply for and obtain necessary permissions, certificates, approvals, no objections etc. for sanction(s) of the plan(s) and/or construction of building(s) at the premises from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and other officers and authorities and in connection therewith to submit for inspection title deeds and copies thereof and other papers and documents and to take back the same.

11. To receive refund of the excess amount of fee, if any, paid for the purposes herein stated and to give valid and effectual receipts and discharges in respect thereof.

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12. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said premises or the building or buildings that may be constructed thereon or any part or share thereof by the concerned authorities / municipality and to attend all hearings and have the same finalized.

13. To pay all rates taxes charges expenses and other outgoings whatsoever (including municipal rates and taxes, land revenue and other charges whatsoever) payable in respect of the said premises or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.

14. To take all necessary steps and actions and do all acts deeds and things as may be required from time to time for effecting partition of the said Premises from the remaining shares / portions in the said Dags belonging to the Other Owners, including by instituting suits and other legal proceedings as may be required and found necessary.

15. To apply for conversion of the said Premises to the concerned authorities under the provisions of the West Bengal Land Reforms Act, 1955 and all other relevant acts and rules, and to have the said Property converted in all relevant Government Records so as to be suitable for development.

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ADDITIONAL REGISTRAR
OF ASSURANCES - W. KOLKATA
- 1 DEC 2022

16. To appoint and discharge from time to time security personnel, durwans, guards and watchmen for protection and security of the premises and the building materials.

17. To apply for and obtain from the relevant authorities new electricity, gas, telephone, water, drainage, sewerage, cable connections and/or connections of any other utilities and facilities and/or to make alterations therein and to close down, surrender and/or have disconnected the same as also such existing connections as may be required for obtaining such new connections.

18. To apply for and take loans and/or finances from any Bank or Financial Institution NBFC (including LIC Housing Finance Limited, Housing Development Finance Corporation Limited, SBI Homes Finance Limited, National Housing Bank, Standard Chartered Bank, ICICI Bank, other Banks etc.) by creating charge on the proportionate share of the said premises or on the security of the said Premises and such other securities and guarantees as may be required and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to sign all documents (including for sale and transfer) and to allow the persons interested in purchasing flats, units, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces or rights in the new building or buildings to be constructed at the said premises and/or the land comprised in the said Premises or any portion thereof or any undivided share therein to take loans from any such Bank or Financial Institution.

19. To accept receive sign and acknowledge all notices and services of papers from any Court, Tribunal, Postal Authorities and/or other

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ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
- 1 DEC 2023

authorities and/or persons and also all registered or insured letters parcels etc. relating to the premises.

20. To take all steps to evict all the occupants from the said premises including issuance of the notices take legal steps filing the legal proceeding receive the vacant possession from anyone have claim and to do all other matters as may deem fit and proper.

21. To commence, prosecute, enforce, defend, answer and oppose all suits, actions, and other legal proceedings and demands civil criminal or revenue, before any Court of law or any authority concerning the premises or any of our affairs in connection therewith or any of the matters aforesaid in which we are now or any time hereafter be interested or concerned and to give evidence and to tender and file documents, if so, when necessary and also, if thought fit, to compromise, settle, refer to arbitration, abandon, submit to judgement or become non-suited in any such suit action or proceeding.

22. To sign declare verify and affirm all Vakalatnama, complaints, written statements, petitions, consent petitions, warrant of Attorney, memorandum of appeals, affidavits and all other documents or cause papers as the occasion shall require and/or as our said Attorneys may think fit and proper.

23. To receive from the tenant/occupants, the rent, mense profits in respect of all or any portion of the said premises.

24. To sign and execute registered the Agreement for Sale or any Deed of Sale or Conveyance or any other deed/ documents,

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 DEC 2022

rectification Deed, Declaration, in favour of any intending purchaser, boundry declaration Gift to Burdwan Municipality on our behalf in connection with sale or lease out any portion of the said premises and/or any part thereof and present such deed or document for registration before appropriate registration office having jurisdiction over the propose immovable properties.

25. To sign all documents including the agreements for granting or rent/lease of the Developer's allocated premises or any part thereof and also to create mortgage of the Developer's allocation in said premises belonging to us in favour of any proposed lender and sign and execute all documents in this behalf.

26. To take all necessary steps for payment of the taxes, government dues and other outgoings in respect to the said premises to any local authority, Government authorities and sign all necessary documents and papers including application form for mutation and appear before any authority on my behalf in connection with or in relation to any matter.

27. To sell, transfer, dispose of, exchange, make gift, grant lease, let out, grant tenancy, licence with respect to the said premises and/or any part thereof belonging to our or any part thereof on such terms and on such consideration as our attorney may think fit and proper and for the aforesaid purposes to sign all papers, documents, affidavits, declaration, agreements, deed of conveyance on our behalf and receive all issues, profits, rents, licence fees, lease rentals, sale consideration and give receipt and valid discharge.

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 DEC 2022

28. To receive consideration, sale proceeds, rent, issues and profits and all other sums with respect to the said premises or any part thereof in our name and on our behalf and to give effectual receipts and discharges for all or any money which shall come to the hands of the said attorney by virtue of the powers herein contained.

29. To hand over vacant possession of the said premises belonging to us or any part thereof and all documents relating to the title of the said premises to be sold on our behalf to any intending purchaser/s or any other persons as the Attorney at its sole discretion may think fit and proper.

30. To sign and give notice or notices to any person claimant, compaines and other occupiers or claimant of the said premises or any part thereof to evict, quit and vacate or to repair any damage or to abate any nuisance or to remedy a breach of covenant or contract or for any other purpose or purposes whatsoever and to avail of and enforce all remedies that may be available to me in respect thereof.

31. To make, sign and verify all applications or objections to the appropriate authorities for all and any license, permission or consent etc. require by law in connection with the management, supervision and administration with respect to the said premises or any part thereof.

32. To sign and execute all deeds, instruments, documents and assurances which Attorney will consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying any part or portion thereof including any modification, rectification and cancellation required to be done

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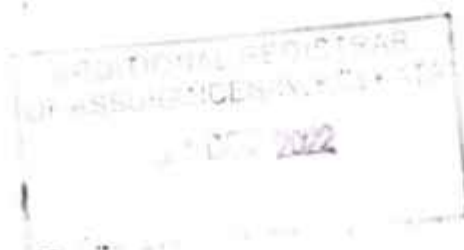
REGISTRAR
OF ASSURANCES
15.12.1932

with respect to owner interest in the said premises or any part thereof as owner could do ourselves, if personally present.

33. To present any such conveyance or conveyances for registration for any part or portion of the said premises or any part of portion of the constructed area or other area, to admit execution and receipt of consideration before the concerned Sub-Registrar or Additional Registrar or District Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying the said premises or any part thereof or any porther of the constructed or other area to any purchaser or purchasers as fully and effectually in all respect as owner could do the same himself.

34. To institute, defend and prosecute, enforce or resist any suit or other action and proceedings, appeals, in any court of India, civil, criminal, revenue, or before any tribunal or arbitration or Income Tax Authorities or any other quasi judicial authorities on our behalf with respect to the said premises or any part thereof and to execute and sign Vakalatnama and other authorities to act and plead, to sign and verify complaints, written statements, affidavits, declarations, applications, Appeal, Civil Revision, petitions and other pleading including pleadings under Article 226 of the Constitution of India and also to present any memorandum of appeal and other legal processes, enforce judgement, execute any decree or order, to appoint and engage on our behalf any advocate, attorney, counsels as our said attorney would think fit and proper and to adjust, settle, compromise, withdraw the same.





35. For better and more effectually exercising all or any of the powers and authorities herein granted, to retain appoint and employ Advocates, Solicitors, lawyers etc. and to pay their fees and costs.

36. To receive, pay and/or deposit all moneys including court fees, stamp and registration fees, other fees etc. and to receive refunds thereof and grant valid receipts and discharge in respect thereof.

37. To warn off and prohibit and, if necessary, proceed in due form of law against any trespassers on the premises or any part thereof of those who have committed any breach of their covenants or obligations and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance.

38. For and/or any of the aforesaid purposes to sign execute verify and/or affirm for us and on behalf and in our names all maps, plans, applications, letters, communications, documents, papers, writings and pleadings (including complaints, petitions, affidavits, written statements applications, Memoranda of Appeals, etc.) as may be required.

39. For all or any of the aforesaid purpose to represent us and to do all acts, deeds, things and matters concerning or connected with or relating to or touching the same and/or ancillary and/or incidental thereto.

40. **AND GENERALLY** to do all acts deeds and things concerning the power and authorities hereby granted in respect of the premises and for better exercise of the authorities herein contained which we ourselves could have done lawfully under our own hand if personally present.

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ADDITIONAL REGISTRAR
OF ASSURANCES
KOLKATA
17.12.2022

41. **AND** We do hereby ratify and confirm and agree to ratify and confirm the acts, deeds, matters, things, powers and authorities that the said Attorneys shall lawfully do, execute, perform and/or exercise or cause to be done, executed, performed and/or exercised by virtue of these presents and/or in exercise of the powers and authorities conferred hereunder or otherwise expressed or intended so to be.

42. **AND** We do hereby make it clear that the said authorized persons of the Attorneys shall be entitled to act jointly and/or severally.

AND GENERALLY to do all acts deeds matters and things for better exercise of the authorities hereby granted in respect of the said premises which the Principal themselves could have lawfully done under their own hands and seals, if personally present.

AND the Principal do hereby ratify and confirm and agree and undertake to ratify and confirm all and whatever the said Attorneys or any of them has done or shall lawfully do or cause to be done in or about the premises aforesaid.

THE SCHEDULE ABOVE REFERRED TO
(said Premises)

ALL THAT piece and parcel of land in the District Burdwan P.S. and District Sub-Registry office Burdwan in Mauja Gopal Nagar under J.L. No. 78 under R.S. Khatian No. 31, 62 and L.R. Khatian No. 851 and (1) L.R. Dag No. 85 nature of land Pukur Area 170 Sataks, (2) L.R. Dag No. 85/188 nature of land Pukur 14 Sataks, (3) L.R. Dag No.75 nature of land Housing Project area 35 Sataks, (4) L.R. Dag No.76 nature of land Housing Project area 261.1 Satak, (5) L.R. Dag No.77 nature of land

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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 1 DEC 2012

Housing Project area 01 Satak, (6) L.R. Dag No.78 nature of land Housing Project area 130 Satak, Total 6.11 ^{Acres} ~~Sataks~~ more or less and in all Total land are in the afore said property measuring **6.11 Acres** more or less, Ward No. 12, within Burdwan Municipality, Police Station Burdwan.

**THE SECOND SCHEDULE ABOVE REFERRED TO:
(OWNER'S ALLOCATION)**

ALL THAT 31% of the total F.A.R./constructed area sanction by the Burdwan Municipality with 31% of the Car Parking Space together with 31% of the proportionate share of land together with proportionate share in the common amenities and facilities in the said premises more fully and particularly described in the First Schedule hereinabove written.

**THE THIRD SCHEDULE ABOVE REFERRED TO:
(DEVELOPER'S ALLOCATION)**

ALL THAT the balance 69% of the total FAR/constructed area with 69% of the Car Parking Space and proportionate 69% share in the land together with proportionate share in the common area facilities and amenities in the said premises morefully and particularly herein above written in these presents.

By

Bd- Burdwan



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 DEC 2022

IN WITNESS WHEREOF the Principal have executed this Power of Attorney on this 1st day of December 2022.

EXECUTED AND DELIVERED by
the withinnamed PRINCIPAL at
Kolkata in the presence of:

GOLDKING PROJECTS PVT. LTD.

Ch. P. Banerjee
Director

1) Koustava Ratan Chatterjee.
S/o. Manoj Kumar Chatterjee.
K.S. Road. Railpar - Deopara.
Asansol - 713302

2. Partha Nandy
10, K.S. Roy Road
Kolkata - 700001

we Accept-
For NATURAL PLAZA (P) LTD.
Sumit Sharma
Director

Drafted by
Anwarul Karim
Advocate
WB/1927/1988
High court
Calcutta



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ADDITIONAL REGISTRAR
OF ASSURANCES, IV, KOLKATA
- 1 DEC 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



Chp-Bandhoo

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



Sum Singh

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



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



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



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 1 DEC 2022

Major Information of the Deed

Deed No :	I-1904-19369/2022	Date of Registration	01/12/2022
Query No / Year	1904-8003401404/2022	Office where deed is registered	
Query Date	01/12/2022 2:19:58 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Partha Nandy 10, K S Roy Road,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003298463, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 23,35,95,000/-	
Stampduty 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]:- 190419356/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: D.V.C. Road, Mouza: Gopalnagar, Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-78	LR-851	Bastu	Bastu	1.3 Acre		5,85,00,000/-	Property is on Road , Project Name :
L2	LR-76	LR-851	Bastu	Bastu	2.611 Acre		11,74,95,000/-	Property is on Road , Project Name :
L3	LR-77	LR-851	Bastu	Bastu	0.01 Acre		4,50,000/-	Property is on Road , Project Name :
L4	LR-75	LR-851	Bastu	Bastu	0.35 Acre		1,57,50,000/-	Property is on Road , Project Name :
L5	LR-85	LR-851	Pukur	Pukur	1.7 Acre		3,82,50,000/-	Property is on Road , Project Name :
L6	LR-85/188	LR-851	Pukur	Pukur	0.14 Acre		31,50,000/-	Property is on Road , Project Name :
TOTAL :					611.1Dec	0 /-	2335,95,000 /-	
Grand Total :					611.1Dec	0 /-	2335,95,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GOLD KING PROJECTS PRIVATE LIMITED 4, SAKLAT PLACE, CHANDNI CHOWK, 4th FLOOR, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

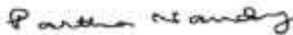
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NATURAL PLAZA PRIVATE LIMITED 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DIBYENDU BANDYOPADHYAY Son of Late SUDHIR CHANDRA BANERJEE Date of Execution - 01/12/2022, , Admitted by: Self, Date of Admission: 01/12/2022, Place of Admission of Execution: Office	Photo  Dec 1 2022 3:07PM	Finger Print  LTI 01/12/2022	Signature  01/12/2022
	23, RANIGANJ BAZAR BYE LANE, City:- Burdwan, P.O:- BARDHAMAN, P.S:-Bardhaman, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GOLD KING PROJECTS PRIVATE LIMITED (as DIRECTOR)			
2	Name Mr MUKESH KUMAR SHARMA (Presentant) Son of Mr MAHESH KUMAR SHARMA Date of Execution - 01/12/2022, , Admitted by: Self, Date of Admission: 01/12/2022, Place of Admission of Execution: Office	Photo  Dec 1 2022 3:07PM	Finger Print  LTI 01/12/2022	Signature  01/12/2022
	9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx5Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NATURAL PLAZA PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARTHA NANDY Son of Late Arun Kumar Nandy 210, Baksara Village Road, City:- , P.O:- Baksara, P.S:-Santragachi, District:- Howrah, West Bengal, India, PIN:- 711110			
	01/12/2022	01/12/2022	01/12/2022
Identifier Of Mr DIBYENDU BANDYOPADHYAY, Mr MUKESH KUMAR SHARMA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	GOLD KING PROJECTS PRIVATE LIMITED	NATURAL PLAZA PRIVATE LIMITED-130 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	GOLD KING PROJECTS PRIVATE LIMITED	NATURAL PLAZA PRIVATE LIMITED-261.1 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	GOLD KING PROJECTS PRIVATE LIMITED	NATURAL PLAZA PRIVATE LIMITED-1 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	GOLD KING PROJECTS PRIVATE LIMITED	NATURAL PLAZA PRIVATE LIMITED-35 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	GOLD KING PROJECTS PRIVATE LIMITED	NATURAL PLAZA PRIVATE LIMITED-170 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	GOLD KING PROJECTS PRIVATE LIMITED	NATURAL PLAZA PRIVATE LIMITED-14 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: D.V.C. Road, Mouza: Gopalnagar, Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 78, LR Khatian No:- 851	Owner:গোল্ড কিং প্রজেক্টস (প্রা:) লিমিটেড, Gurdian:পক্ষে দিব্যেন্দু, Address:বন্দোপাধ্যায়, 4নং সকলাত প্লেস চাঁদনীচক, কলিকাতা 72 , Classification:চাউলকল, Area:1.30000000 Acre,	Owner Name not selected by applicant.

L2	LR Plot No:- 76, LR Khatian No:- 851	Owner:গোল্ড কিং প্রোজেক্টস (প্রা:) লিমিটেড, Gurdian:পক্ষে দিবোন্দু, Address:বন্দোপাধ্যায়, 4নং সকলাত প্রেস চাঁদনীচক, কলিকাতা 72 , Classification:চাউলকল, Area:2.61100000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 77, LR Khatian No:- 851	Owner:গোল্ড কিং প্রোজেক্টস (প্রা:) লিমিটেড, Gurdian:পক্ষে দিবোন্দু, Address:বন্দোপাধ্যায়, 4নং সকলাত প্রেস চাঁদনীচক, কলিকাতা 72 , Classification:কৃপ, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 75, LR Khatian No:- 851	Owner:গোল্ড কিং প্রোজেক্টস (প্রা:) লিমিটেড, Gurdian:পক্ষে দিবোন্দু, Address:বন্দোপাধ্যায়, 4নং সকলাত প্রেস চাঁদনীচক, কলিকাতা 72 , Classification:ডাঙ্গা, Area:0.35000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 85, LR Khatian No:- 851	Owner:গোল্ড কিং প্রোজেক্টস (প্রা:) লিমিটেড, Gurdian:পক্ষে দিবোন্দু, Address:বন্দোপাধ্যায়, 4নং সকলাত প্রেস চাঁদনীচক, কলিকাতা 72 , Classification:পুকুর, Area:1.70000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 85/188, LR Khatian No:- 851	Owner:গোল্ড কিং প্রোজেক্টস (প্রা:) লিমিটেড, Gurdian:পক্ষে দিবোন্দু, Address:বন্দোপাধ্যায়, 4নং সকলাত প্রেস চাঁদনীচক, কলিকাতা 72 , Classification:পুকুর, Area:0.14000000 Acre,	Owner Name not selected by applicant.

On 01-12-2022

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 14:10 hrs on 01-12-2022, at the Office of the A.R.A. - IV KOLKATA by Mr MUKESH KUMAR SHARMA .

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 23,35,95,000/-

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

Execution is admitted on 01-12-2022 by Mr DIBYENDU BANDYOPADHYAY, DIRECTOR, GOLD KING PROJECTS PRIVATE LIMITED, 4, SAKLAT PLACE, CHANDNI CHOWK, 4th FLOOR, City:- Kolkata, P.O:- C R AVENUE, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072

Indetified by Mr PARTHA NANDY, , Son of Late Arun Kumar Nandy, 210, Baksara Village Road, P.O: Baksara, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Execution is admitted on 01-12-2022 by Mr MUKESH KUMAR SHARMA, DIRECTOR, NATURAL PLAZA PRIVATE LIMITED, 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr PARTHA NANDY, , Son of Late Arun Kumar Nandy, 210, Baksara Village Road, P.O: Baksara, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

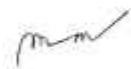
Payment of Fees

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 121137, Amount: Rs.100.00/-, Date of Purchase: 18/10/2022, Vendor name: S Mukherjee


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 1127993 to 1128019
being No 190419369 for the year 2022.



mm
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.12.06 16:01:11 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/12/06 04:01:11 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)