

10643/21

R-10544/24

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50

FIFTY  
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 466659

Certified that the Document  
is Admitted to Registration the  
Signature Sheet and the End-  
orsements Attached with this  
Document are the Part of this  
Document.

A.D.S.R. Durgapur  
Paschim Bardhaman

04 OCT 2024

QUERY NO. AND YEAR : 8002636351/2024

**DEVELOPMENT POWER OF ATTORNEY**

TO ALL TO WHOM these presents shall come true I,  
Nabendu Ghosh (Aadhaar No.-527237024021/  
PAN-ADCPG7393R), having date of birth  
29/06/1974, son of Sri Narendra Nath Ghosh, by  
occupation businessman, by faith Hindu, by  
nationality Indian, having residential address:  
GURUDWARA ROAD, BENACHITY, Durgapur (m  
Corp.), Benachity, Bardhaman, West Bengal,  
713213, hereinafter wherever the context so  
permits also referred to as "OWNER/GRANTOR"

(Development Power of Attorney, **NARENDRA NIKETAN**)

Page No.1 of 11

क्र. 2511 श. ज. 26.09.2024

प्रकार- PRINCE CONSTRUCTION DEVELOPERS PVT LTD

मा. - ) DGP - 13

जिला- PASCHIM BARDHAMAN  
नुमा- 50.00

पश्चिम बंगाल  
राजधानी, केंद्र

Pignu Og



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Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

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REVENUE DEPARTMENT  
TO ALL TO WHOM THIS ORDER MAY COME  
FOR THE YEAR 2024-25 (Budget No. 2024-25)  
Reference is made to the order of the Government of West Bengal dated 12/10/2024 and to the order of the Government of West Bengal dated 12/10/2024.  
It is hereby ordered that the amount of Rs. 50.00 (Fifty Rupees) be paid to the Government of West Bengal for the year 2024-25.  
This order is issued for the purpose of the order of the Government of West Bengal dated 12/10/2024.

For the District Sub-Registrar, Paschim Bardhaman  
Dated: 04 OCT 2024

**WHEREAS:**

- A. GRANTOR/OWNER being the absolute owner, right, title holder and sole possessor of ALL THAT piece and parcel of vacant land, *Commercial Baastu* by classification, being RS Plot No.-1987, LR Plot No.-4283, under LR Khatian No.-13343, J.L.No.-119(New) [68 (Old)], situated within Mouza-Bhiringi, having Sub-Divisional and Sub-Registry Office at Durgapur, Police Station-Durgapur, having an area of about 7.59376 (seven point five nine three seven six) *katha* or 12.5297 (twelve point five two nine seven) *satak* within Ward No.-20 of Durgapur Municipal Corporation (DMC), being DMC Holding No.-235/N/1 and Assessment No.-3309403043901, at the Street of Aurobinda Pally being premised at Aurobindo Pally, Bhiringi, Durgapur-13, more fully elaborated and specifically described in **Schedule** written hereunder, delineated and demarcated in red in the **Map/Plan** annexed hereto and hereinafter referred to as "**Said Land**".
- B. Being seized and possessed of Said Land as absolute owner without any dispute, litigation, disruption and/or interruption of enjoyment thereof from any corner and being desirous for future development of Said Land by construction/development of a ready to use G+4 (four) storied fully residential building comprising of single tower/block upon Said Land consisting of 12(twelve) nos. flats/ apartments, along with 12 nos. of Covered Car Parking Spaces, capable of being held and enjoyed independently, hereinafter referred to as "**Said Project**" and designated as "**NARENDRA NIKETAN**":
- I) OWNER/GRANTOR have caused a Map/Plan, being number SWS-OBPAS/1102/2024/0432, prepared by certified Architect and vetted by accredited Structural Engineer, to be sanctioned by Authority of Durgapur Municipal Corporation, hereinafter referred to as the "**Said Plan**";
- II) In order to accomplish construction, erection and total completion of Said Project on Said Land in accordance to Said Plan and due to insufficient fund, lack of technical expertise and other sufficient reasons, OWNER/GRANTOR has approached Prince Constructions and Developers Private Limited (e-PAN-AAMCP3720D/CIN-U45309WB2021PTC248799), a Company registered under the Companies Act, 2013, having date of incorporation/formation 12/10/2021, bearing Registration Number-248799, having its place of business at address: C/o Nabendu Ghosh, Balai Commercial Complex, Nachan Road, Benachity, P.O.-Durgapur-13, Dist.-Paschim Bardhaman, Pin-713213, hereinafter referred to as "**DEVELOPER**", in response to which DEVELOPER gave its consent to perform the same and enter into an agreement and sell/transfer apartments/flats to be built





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under Said Project as per the schemes agreed by and between the parties recited in such Agreement.

C. By virtue of an agreement registered in the Office of the Additional District Sub-Registrar, Durgapur in Book No. I, Volume No. <sup>2306-2024</sup>....., page nos. <sup>189363</sup> to <sup>189391</sup>....., being no. 10386 for the year 2024, hereinafter referred to as "Development Agreement", OWNER/GRANTOR, posing as OWNER therein, granted & entrusted unto and in favour of DEVELOPER, therein and herein, exclusive right of development of Said Land by construction/development of a ready to use G+4 (four) storied fully residential building comprising of single tower/block upon Said Land consisting of 12(twelve) nos. flats/ apartments, along with 12 nos. of Covered Car Parking Spaces, capable of being held and enjoyed independently, hereinafter referred to as "Said Project" and designated as **"NARENDRA NIKETAN"** for consideration and subject to terms and conditions contained and recorded in Development Agreement.

D. In relation to Development Agreement and in terms of Clause 4.3 mentioned therein, a Power of Attorney is required to be granted by GRANTOR/OWNER to DEVELOPER and OWNER/GRANTOR, being the absolute owner of Said Land, hereby grant Power of Attorney to Prince Constructions and Developers Private Limited (e-PAN-AAMCP3720D/CIN-U45309WB2021PTC248799) to:

- i) empower and authorise DEVELOPER to take all necessary steps for completion of Said Building and Said Project in terms of Said Plan in compliance with terms, conditions imposed by Authority of Durgapur Municipal Corporation while granting Building Permit being no. SWS-OBPAS/ 1102/ 2024/ 0432;
- ii) to grant permission, authentication to DEVELOPER to deal with entire constructed area and saleable spaces including DEVELOPER'S and OWNER'S Allocation and sell/transfer flats/apartments along with Car Parking Spaces to be constructed in Said Project and also for execution and registration of the other Registered Deeds and documents for completion of development work for Said Project provided that DEVELOPER shall handover entire sale proceeds of flats/ apartments along with Car Parking Spaces obtained from OWNER'S Allocation to OWNER/GRANTOR within 15(fifteen) days from the date of receipt of such sale proceeds.

For removal of doubt the terms "OWNER'S Allocation" and "DEVELOPER'S Allocation" used in this entire Development Power of Attorney shall have



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exactly the same meaning and import assigned to them in Development Agreement.

- E. For better, smoother and more efficient accomplishment of Said Project in terms of Development Agreement it has become incumbent upon OWNER/GRANTOR to appoint new attorney to represent OWNER/GRANTOR and to look after and manage the affairs relating to Said Project and also for facilitating its completion within the stipulated period of time.
- F. Be it mentioned here that this Power of Attorney as granted herein shall always be read in conjuncture with Development Agreement, and Development Agreement and Developer Power of Attorney shall be co-existent and co-terminus and shall always run in parallel.

**NOW KNOW ALL MEN BY THESE PRESENTS WITNESS** that I the OWNER do hereby appoint, nominate and constitute Prince Constructions and Developers Private Limited (e-PAN-AAMCP3720D/CIN-U45309WB2021PTC248799), a Company registered under the Companies Act, 2013, bearing Registration Number-248799, having its Office at address: C/o Nabendu Ghosh, Balai Commercial Complex, Nachan Road, Benachity, P.O.-Durgapur-13, Dist.-Paschim Bardhaman, Pin-713213, represented by its full-time Director, authorised by Company Resolution passed in the Board of Directors, dated 02/09/2024, Nabendu Ghosh (Aadhaar No.-527237024021/DIN-08673355), son of Sri Narendra Nath Ghosh, of the OTHER PART., as my true and lawful Attorney and in my name and in my place and stead to do the following acts and things in respect of Said Project:

- 1) To look after, manage, control, supervise from commencement of Said Project till expiry of these presents in such manner as said Attorney may deem proper and fit.
- 2) To appoint architect or architects and to have surveyed and the soil tested at Said Land and for that make all correspondence and to do all other acts and things;
- 3) To sign, execute and submit all papers, statements and building plans as may be required for Said Project.
- 4) To pay fees, obtain sanctions and such other orders and permissions from the necessary authorities as be expedient for the sanction of any plan and also to submit other papers and documents as to be required by the concerned authorities.



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- 5) To receive refund of excess amount of fees (if any) paid for the purpose of sanction and/or modification or alteration of Said Plan from any Authority or Authorities and to sign all applications and papers in that regard.
- 6) To appear and represent me before any competent Authority including, but not restricted to, Durgapur Municipal Corporation, Asansol and Durgapur Development Authority, West Bengal Police, office(s) of Block/Sub-Divisional Land & Land Reforms Officer, District Land Reforms Officer, District Collector and/or Addl. Collector, competent authority under the Urban Land (Ceiling and Regulation) Act, the West Bengal Fire Service, Office(s) of Gram Panchayat(s), West Bengal.
- 7) To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections or any other utility for completion of Said Project from the concerned authorities and/or to make alteration therein and that to sign, execute, and submit all papers, applications and plans.
- 8) To apply to appropriate authorities for cement, iron, steel and other materials required for construction of Said Project and to purchase the same at such price and on such terms and conditions as my said Attorney shall think fit and proper.
- 9) To appear and represent me before any Notary Public, Additional District Sub-Registrar, District Sub-Registrar, Inspector General of Registration, Registrar of Assurances, Sub-Registrar of Assurances, Executive Magistrates having jurisdiction and to present for registration, to admit execution, and to acknowledge papers, statements, declarations and affidavits for Said Plan, if required, for sanctioning of modification/ alteration/ addition/ revision by Durgapur Municipal Corporation and/or the Asansol Durgapur Development Authority by me or by the said Attorney.
- 10) To pay or cause to be paid all Municipal taxes and other outgoing and impositions payable in respect of Said Land during the construction of Said Project.
- 11) To appear before any Magistrates for making affidavit(s) for the sanction/ modification/ revision of Said Plan.
- 12) To apply for, from time to time, and have Said Plan modified, renewed, varied, alter, revalidate and/or rectified by Sanctioning/Competent Authority and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as said Attorney shall think proper.



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- 13) To appear and represent me before any Court of law, civil and /or criminal, Tribunal or any Quasi-Judicial or Administrative Authority in India for any matter arising out of Said Project.
- 14) To sign all papers, documents, affidavit, plaint, written statement, petition in any legal and/or administrative proceedings and to give evidence on my behalf in respect of Said Project.
- 15) To appoint solicitors, advocates, barristers and/or pleaders and to give and sign my names or any warrant or warrant of attorney, or vakalatnama in any legal/ quasi-legal/administrative proceedings initiated by Government (including Military and Railway Authorities), semi-Government, quasi-Government and/or Government authorised agency/ authority/organisation, or by any private, non-Government agency/authority/ organisation, and to prosecute and defend the same in connection with Said Project.
- 16) To commence, prosecute, enforce, defend, answer and/or oppose all actions and other legal proceedings and demands and touching in which I may be interested or concerned and also if my said Attorney may think fit to compromise, refer to arbitration, abandon or become non-suited in any such action or proceeding as aforesaid in respect of Said Project.
- 17) To file objections, in case of acquisition or requisitions either by State Government or Central Government of Said Land and/or Said Project, and to apply for compensations before such authorities or appellate authority/ authorities thereof and to receive all compensation and statutory allowance(s) and to grant proper receipts for said purpose.
- 18) To engage and/or negotiate with contractors/sub-contractors/agencies/firms on my behalf for building/developing/promoting/constructing apartments/ flats in Said Project, make agreement with such contractors/sub-contractors/ agencies/ firms for the said purpose and to set, amend, add, modify and/or delete terms and conditions of such agreements in its absolute discretion on my behalf before the West Bengal Pollution Control Board, competent authority regarding water supply facility and sewerage outflow, competent Authority for the supply of electricity, competent Authority for Civil Aviation clearance and all other Authorities and its related departments in connection with the sanction, alteration, addition or modification of Said Plan.
- 19) To apply to the West Bengal Police, West Bengal Fire Service, and other authorities for its respective statutory compliances and completion certificates and to obtain all sanction and permissions for drainage, sewerage water,





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tubewell, generator, lift, West Bengal Pollution Control Board and environmental clearances and getting these renewals to sign all the necessary applications papers and documents in relation thereto.

- 20) To apply for obtaining water connection from the authority of Durgapur Municipal Corporation.
- 21) To make application for obtaining electrical connection from the authority of Durgapur Projects Limited or other competent authority/authorities as and when required.
- 22) To make application before Director General of Civil Aviation, Airport Authority of India for obtaining permission and/or no objection or for compliance with any other provision of law, if necessary.
- 23) To approach and represent me before Durgapur Municipal Corporation and any Government or any semi-Government Authority or Authorities including all revenue authorities like BL&LRO, SDL&LRO, District Land Reforms Officer, District Collector and/or Addl. Collector and every other Department or Departments thereof and authority or authorities under Urban Land (Ceiling and Regulation) Act, 1976, GST Authority/Authorities, Income Tax Authority/ Authorities or any other authorities appointed under the law for the time being in force for the purpose of all matters connected with validation/ modification/ renewal of Said Plan, development, erection, completion of Said Project.
- 24) To approach and represent me before any Authority or Authorities appointed by, established under and/or delegated with power by any Labour Laws or Rules, Regulations made thereunder for the time being in force.
- 25) To make and sign necessary applications or pursue and follow up all applications already made or likely to be made to the appropriate Government Departments, local authorities or other competent authorities under West Bengal (Regulations of Construction and Transfer by Promoters) Rules, 1995, and Urban Land (Ceiling and Regulations) Act, 1976 for all and any licenses, registration and permissions and consents required by any act or order or statutory instruments or regulations or bye laws or otherwise in connection with Said Project in pursuance of Said Plan and make payment of all charges and fees therefor and recovery of any compensation, if any.
- 26) To make and sign all applications to the Durgapur Municipal Corporation and/ or Sub-Divisional/Block Land and Land Reforms Department for amalgamation, mutation, separation, apportionment and/or partition of Said Land, if required



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for development of Said Project, as said Attorney in its absolute discretion may deem fit and proper.

- 27) To engage marketing agencies, if necessary, under such terms and conditions to be set in its absolute discretion for marketing the flats/ apartments to be constructed in Said Project.
- 28) To negotiate, enter into agreement, engage, appoint any agency or organisation for building, erection and completion of Said Project and also to remove, disengage, repudiate contract/agreement made with such agency/agencies or organisation(s) thereafter at the sole discretion of said Attorney.
- 29) To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, *mistries*, *colles*, labourers, *durwans* and all other persons required for the construction supervision and all other works in connection with Said Project at such wages, remuneration fees or other payments and on such terms and conditions as said Attorney shall think fit and proper and to dismiss and discharge all or any of them and to reappoint any of them.
- 30) To negotiate and sell/transfer flats/apartments to be constructed in Said Project pertaining to DEVELOPER'S Allocation as well as OWNER'S Allocation in the manner mentioned/detailed/clarified in Development Agreement on my behalf to any buyers/purchasers and also to enter into agreements for sale/transfer of such flats/ apartments on my behalf in its absolute discretion to potential buyers/ purchasers as said Attorney may in its absolute discretion think proper to agree upon and for such purpose to execute any document, deed and other papers and to present the same for registration and to admit execution thereof regarding both OWNER'S Allocation and DEVELOPER'S Allocation.
- 31) To open account(s) with any bank in my name or in the name of said Attorney and to credit all the proceeds of sell, transfer in respect of the flats/ apartments and other premises received by said Attorney in such account such monies as may be required from time to time provided that all the provisions of Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder and terms, conditions and restrictions imposed therein in regard to operation thereof are strictly abided by.
- 32) To receive, realise and recover the amounts of earnest moneys, deposits, part payments and consideration moneys for and on account of sale and/or transfer of flats/apartments pertaining only to DEVELOPER'S Allocation as envisaged/



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mentioned in Development Agreement and to give valid an effective receipt and discharge thereof as may be required for the said purpose and to do all other acts, deeds, matters and things as said Attorneys shall think proper and appropriate sale proceeds in favour of DEVELOPER and OWNER as mentioned in Development Agreement.

- 33) To deliver physical possession in the manner that is possible in the circumstances of the flats/apartments to be constructed under Said Project pertaining to OWNER'S Allocation and DEVELOPER'S Allocation, as envisaged/mentioned in Development Agreement to buyers/purchasers or to nominee(s) of such buyers/purchasers.
- 34) To apply to Durgapur Municipal Corporation, Block/Sub-Divisional Land & Land Reforms Department, for mutation of names such buyers/purchasers of flats/apartments, pertaining to both OWNER'S Allocation and DEVELOPER'S Allocation, in Said Project in the Land Record-of-Rights and to do and execute all deeds, assurances and to do all such acts as may be necessary to fully effectuate sale of flats/apartments in Said Project.
- 35) To do all other act or acts which is/are necessary for the successful completion of Said Project and for promoting and conducting the sale/ transfer of flats/apartments pertaining to both OWNER'S Allocation and DEVELOPER'S Allocation to its intending purchasers/transferees as envisaged/mentioned in Development Agreement.
- 36) Notwithstanding anything contained elsewhere in this instrument, DEVELOPER shall be liable to share Revenue in the manner mentioned in Clause 13 of Development Agreement. The term 'Revenue', mentioned herein, shall have exactly the same meaning and import assigned to it in Clause 13 of Development Agreement.
- 37) **AND GENERALLY**, to do all that is or may be necessary for carrying out the development of Said Land and/or construction of Said Project thereat as said Attorney think proper.

**AND** it is clarified that nothing herein contained shall authorise said Attorney to give consent on behalf of OWNER/GRANTOR to DEVELOPER in respect of any matter contained in Development Agreement which require DEVELOPER to take consent from OWNER/ GRANTOR, nor to represent OWNER/GRANTOR in any claim, dispute or legal proceeding by or against DEVELOPER or persons claiming through or under it.



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**AND** it be noted and declared that this Power of Attorney is being executed in favour of said Attorneys without any consideration **AND THAT** no interest or right of said Attorneys is created on Said Land which the subject matter of this Power of Attorney.

**AND I, OWNER/GRANTOR**, above-named do hereby and at all times hereafter shall ratify and confirm and agree to ratify and confirm all and whatsoever other act or acts my said Attorney shall lawfully and *bonafide* do or cause to be done by virtue of these presents.

**AND WE DECLARE THAT** this Power of Attorney shall at all times be revocable for all purposes

**SCHEDULE ABOVE REFERRED TO**  
**(Said Land)**

ALL THAT piece and parcel of vacant land, *Commercial Baastu* by classification, being RS Plot No.-1987, LR Plot No.-4283, under LR Khatian No.-13343, I.L.No.-119(New) (68 (Old)), situated within Mouza-Bhiringi, having Sub-Divisional and Sub-Registry Office at Durgapur, Police Station-Durgapur, having an area of about 7.59376 (seven point five nine three seven six) *katha* or 12.5297 (twelve point five two nine seven) *satak* within Ward No.-20 of Durgapur Municipal Corporation (DMC), being DMC Holding No.-235/N/1 and Assessment No.-3309403043901, at the Street of Aurobinda Pally being premised at Aurobindo Pally, Bhiringi, Durgapur-13, more fully elaborated and specifically described in **Schedule** written hereunder, delineated and demarcated in red in the **Map/Plan** annexed hereto

**NOW OR LATELY BUTTED AND BOUNDED BY**

|              |                                     |
|--------------|-------------------------------------|
| On the North | 16 feet wide metalled road ✓        |
| On the South | RS Plot No.-1988                    |
| On the East  | Land of same plot                   |
| On the West  | 30 feet wide <i>Rajmahal Road</i> ✓ |

Sheets containing photographs and finger prints of both hands duly attested by OWNER/GRANTOR and said appointed Attorney have been annexed herewith which shall be considered part and parcel of these presents.





Adml. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

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IN WITNESS WHEREOF I, the OWNER/GRANTOR, along with my said Attorney have set and subscribed our respective hands on this 24th day of October, 2024 without any misrepresentation, out of own free will and volition in good health and mind

SIGNED AND DELIVERED BY OWNER/  
GRANTOR IN PRESENCE OF:

SIGNATURE OF  
OWNER/GRANTOR

1. Rokshakar Chatterjee  
(Name: Rokshakar Chatterjee  
Son of late Kanailal Chatterjee  
City Centre, P.O.-Durgapur-16  
Dist.-Paschim Bardhaman, Pin-713216)

Nabendu Ghosh  
Nabendu Ghosh

2. Kuntal Bhattacharya  
(Name:  
Address: S/o U. Ramadas Bhattacharya  
Vill+Po- Bamanara, Durgapur-713212  
PS- Kankra.

SIGNATURE WITH  
SEAL OF ATTORNEY

SIGNED AND RECEIVED BY  
ATTORNEY IN PRESENCE OF:

Kuntal Bhattacharya  
(Name:  
Address: S/o U. Ramadas Bhattacharya  
Vill+Po- Bamanara, Durgapur-713212  
PS- Kankra.

PRINCE CONSTRUCTIONS  
AND DEVELOPERS PVT. LTD.  
Nabendu Ghosh  
DIRECTORS  
Nabendu Ghosh

Prepared by Rokshakar Chatterjee,  
Deed-Writer, having License No. D.P.R-27  
under Office of Additional District  
Sub- Registrar, Durgapur,  
Paschim Bardhaman

Rokshakar Chatterjee  
Deed-Writer  
Durgapur A.D. Sub-Office  
License: D.P.R. 27.



Asstt. Dir. Sub-Registrar  
Durgapur, Paschim Bardhaman

04 OCT 2024

### হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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| বাম হাত<br>Left Hand  |                  |                   |                      |                   |                      |
|                       | বৃহদঙ্গুল Thumbs | তালুনি 1st Finger | মধ্যমা Middle Finger | অনুনি Ring Finger | কনিষ্ঠা Small Finger |
| ডান হাত<br>Right Hand |                  |                   |                      |                   |                      |



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature: Habendu Ghosh

### হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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| ডান হাত<br>Right Hand |                  |                   |                      |                   |                      |



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature: Habendu Ghosh

### হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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| ডান হাত<br>Right Hand |                  |                   |                      |                   |                      |



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature: .....

### হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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| ডান হাত<br>Right Hand |                  |                   |                      |                   |                      |



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature: .....



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Durgapur, Paschim Bardhaman

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### Major Information of the Deed

|                                                                                   |                                                                                                                                                                                                          |                                                |            |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------|
| Deed No :                                                                         | 1-2306-10544/2024                                                                                                                                                                                        | Date of Registration                           | 04/10/2024 |
| Query No / Year                                                                   | 2306-8002636351/2024                                                                                                                                                                                     | Office where deed is registered                |            |
| Query Date                                                                        | 03/10/2024 5:43:47 PM                                                                                                                                                                                    | A.D.S.R. DURGAPUR, District: Paschim Bardhaman |            |
| Applicant Name, Address & Other Details                                           | ROKSHAKAR CHATTERJEE<br>CITY CENTRE, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL. Mobile No. : 9434474891, Status :Deed Writer                                                           |                                                |            |
| Transaction                                                                       | Additional Transaction                                                                                                                                                                                   |                                                |            |
| (0138) Sale, Development Power of Attorney after Registered Development Agreement |                                                                                                                                                                                                          |                                                |            |
| Set Forth value                                                                   | Market Value                                                                                                                                                                                             |                                                |            |
|                                                                                   | Rs. 78,31,065/-                                                                                                                                                                                          |                                                |            |
| Stampduty Paid(50)                                                                | Registration Fee Paid                                                                                                                                                                                    |                                                |            |
| Rs. 50/- (Article 48(g))                                                          | Rs. 7/- (Article E)                                                                                                                                                                                      |                                                |            |
| Remarks                                                                           | Development Power of Attorney after Registered Development Agreement of (Deed No/Year):- 230610386/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assentment slip.(Urban area) |                                                |            |

### Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Rajmahal Road, Mouza: Viringi  
Pin Code : 713213

| Sch No        | Plot Number     | Khatian Number | Land Use Proposed ROR | Area of Land  | Set forth Value (In Rs.) | Market Value (In Rs.) | Other Details                                          |
|---------------|-----------------|----------------|-----------------------|---------------|--------------------------|-----------------------|--------------------------------------------------------|
| L1            | LR-4238 (RS - ) | LR-13343       | Vastu Vastu           | 7.59376 Katha |                          | 78,31,065/-           | Width of Approach Road: 46 Ft. Adjacent to Metal Road, |
| Grand Total : |                 |                |                       | 12.5297Dec    | 0/-                      | 78,31,065 /-          |                                                        |

### Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                              |                                                                                     |                                                                                                 |                                                                                      |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 1     | Name                                                                                                                                                                                       | Photo                                                                               | Finger Print                                                                                    | Signature                                                                            |
|       | Mr NABENDU GHOSH<br>(Presentant )<br>Son of Mr NARENDRA NATH GHOSH<br>Executed by: Self, Date of Execution: 04/10/2024<br>Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office |  | <br>Captured |  |
|       |                                                                                                                                                                                            | 04/10/2024                                                                          | L/R 04/10/24                                                                                    | 04/10/24                                                                             |

GURUDWARA ROAD, BENACHITY, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.: ADxxxxxx3R, Aadhaar No: 52xxxxxxx4021, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office

#### Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>PRINCE CONSTRUCTIONS AND DEVELOPERS PRIVATE LIMITED</b><br>C/O- NABENDU GHOSH, BALAI COMMERCIAL COMPLEX, NACHAN ROAD, BENACHITY, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, Pin:- 713213 Date of Incorporation:XX-XX-2XX1 , PAN No.: AAxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

#### Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                    |                                                                                                |                                                                                     |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1     | Name                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Photo                                                                              | Finger Print                                                                                   | Signature                                                                           |
|       | <p><b>Mr NABENDU GHOSH</b><br/>Son of Mr. NARENDRA NATH GHOSH<br/>Date of Execution :- 04/10/2024 , , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office</p>                                                                                                                                                                                                                                                      |  | <br>Captured |  |
|       | <p>C/O- NABENDU GHOSH, BALAI COMMERCIAL COMPLEX, NACHAN ROAD, BENACHITY, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Beth:XX-XX-1XX4 , PAN No.: ADxxxxxx3R, Aadhaar No: 52xxxxxxx4021 Status : Representative, Representative of : PRINCE CONSTRUCTIONS AND DEVELOPERS PRIVATE LIMITED (as DIRECTOR)</p> |                                                                                    |                                                                                                |                                                                                     |

#### Identifier Details :

| Name                                                                                                                                                                                            | Photo                                                                               | Finger Print                                                                                    | Signature                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Mr ROKSHAKAR CHATTERJEE</b><br>Son of Late KANAKAL CHATTERJEE<br>CITY CENTRE, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713218 |  | <br>Captured |  |
|                                                                                                                                                                                                 | 04/10/2024                                                                          | 04/10/2024                                                                                      | 04/10/2024                                                                           |

Identifier Of Mr NABENDU GHOSH, Mr NABENDU GHOSH

#### Transfer of property for L1

| Sl.No | From             | To, with area (Name-Area)                                       |
|-------|------------------|-----------------------------------------------------------------|
| 1     | Mr NABENDU GHOSH | PRINCE CONSTRUCTIONS AND DEVELOPERS PRIVATE LIMITED-12.5297 Dec |

## Land Details as per Land Record

District: Paschim Bardhaman, P.S.- Durgapur, Municipality: DURGAPUR MC, Road: Rajmahal Road, Mouza: Yringi,  
Pin Code - 713213

| Sch No | Plot & Khatian Number                    | Details Of Land                                                                  | Owner name in English as selected by Applicant |
|--------|------------------------------------------|----------------------------------------------------------------------------------|------------------------------------------------|
| LT     | LR Plot No.- 4238, LR Khatian No.- 13343 | Owner:-mr. m. Gurdian:-mr. m. Address:-, Classification:-, Area:0.12500000 Acre, | Mr NABENDU GHOSH                               |

Endorsement For Deed Number : I - 230610544 / 2024

On 04-10-2024

**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 (3) of Indian Stamp Act 1899.

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

Presented for registration at 12:19 hrs on 04-10-2024, at the Office of the A.D.S.R. DURGAPUR by Mr NABENDU GHOSH, Executant.

**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 78.31,085/-

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

Execution is admitted on 04/10/2024 by Mr NABENDU GHOSH, Son of Mr NARENDRA NATH GHOSH, GURUDWARA ROAD, BENACHITY, P.O:- DURGAPUR, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business

Identified by Mr ROKSHAKAR CHATTERJEE, . . . Son of Late KANAILAL CHATTERJEE, CITY CENTRE, P.O:- DURGAPUR, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 04-10-2024 by Mr NABENDU GHOSH, DIRECTOR, PRINCE CONSTRUCTIONS AND DEVELOPERS PRIVATE LIMITED, C/O:- NABENDU GHOSH, BALAI COMMERCIAL COMPLEX, NACHAN ROAD, BENACHITY, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713213

Identified by Mr ROKSHAKAR CHATTERJEE, . . . Son of Late KANAILAL CHATTERJEE, CITY CENTRE, P.O:- DURGAPUR, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Deed Writer

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7,00/- ( E = Rs 7,00/- ) and Registration Fees paid by Cash Rs 7,00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2511, Amount, Rs 50.00/-, Date of Purchase: 26/09/2024, Vendor name: PUUSH DAS



Santanu Pal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 2306-2024, Page from 190921 to 190938  
being No 230610544 for the year 2024.



Digitally signed by SANTANU PAL  
Date: 2024.10.04 21:28:27 +05:30  
Reason: Digital Signing of Deed.

(Santanu Pal) 04/10/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.