

12677/2023

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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8/2123464/2023

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Certified that the Document is admitted to
Registration. The Signature, Seal and the
endorsement shown on this document
are the genuine.
Additional Registrar
of Assurances, Kolkata

18 AUG 2023

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS I, MUKESH KUMAR AGARWALA [PAN :
ACLPA7230M], [AADHAAR NO. 5266 7313 1918] & [MOBILE NO. 9832009996],**
son of Basanta Kumar Agarwala, by faith - Hindu, by occupation - Business, by
nationality - Indian, residing at Station Road, Tuntbari, P.O. & P.S. Bishnupur,
District- Bankura, Pin - 722122, West Bengal, hereinafter called and referred to as
the

1270
 1110/13
 D. B. Palpur Ludd P. H.
 2

নাম.....
 পন ও তারিখ.....
 কেতার নাম.....
 থাকিল.....
 প্রাপ্ত মূল্য.....
 ডেডার.....
 বারাসাত সাবরেডিষ্ট্রী অফিস
 উত্তর ২৪ পরগণা
 টি.ডি.নং.....
 কয়ের তার.....
 প্রাপ্ত মূল্য..... 02 AUG 2023
 জেলা বারাসাত
 ডেডার এ জয়ন্ত কুমার বোস



REGISTRAR
 OF INSURANCE-II, KOLKATA
 18 AUG 2023

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

WHEREAS I, have purchased the below scheduled property through registered sale deed no. 2127 for the year 1997 which was registered in the office of ADSR, Bishnupur & registered sale deed no. 401 for the year 2016 which was registered in the office of ADSR, Bishnupur, the Landowner/Principal herein, is the absolute owner of ALL THAT piece and parcel of a demarcated and vacant plot of Bastu land measuring 10 (Ten) Decimals be the same a little more or less, lying and situate at Mouza - Turkisitarampur, J.L. No. 100 under P.S. Bishnupur, comprised in R.S. Dag No. 137, L.R. Dag No. 428/842, L.R. Khatian No. 742 & 11.86 (Eleven Point Eight Six) Decimals be the same a little more or less, lying and situate at Mouza - Turkisitarampur, J.L. No. 100 under P.S. Bishnupur, comprised in R.S. Dag No. 137, L.R. Dag No. 428, L.R. Khatian No. 742 (in the name of Mukesh Kumar Agarwala), in total 21.86 (Twenty One Point Eight Six) Decimals, A.D.S.R.O. Bishnupur, within the local limit of Bishnupur Municipality in Ward No 16 having municipal holding no 306/B/7/1, in the District - Bankura, Pin No. 722122, in the State of West Bengal, more fully described in the First Schedule hereinafter written **wherein one hand made sketch map is attached with regd. deed of Development Agreement stated below**, more fully described in the Schedule hereinafter written.



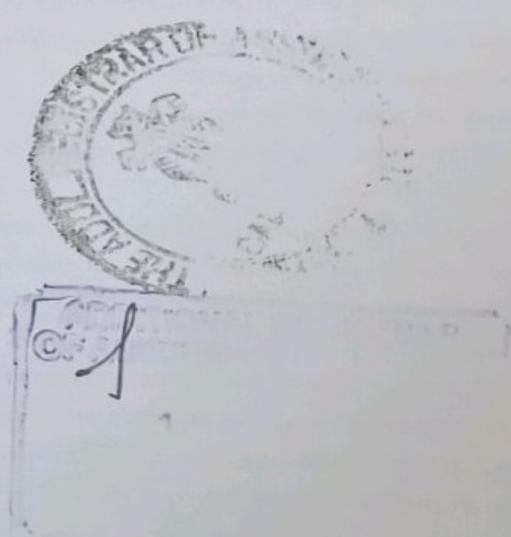
© *l*
18 APR 1951

AND WHEREAS I have entered into a Registered Development Agreement in respect of the aforesaid plot of land and more fully described in the Schedule hereinafter written, owned by me with the said **PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED [PAN : AAKCP0267B]**, a Private Limited Company, incorporated under the provisions of the Companies Act, 1956, having its office at AC-15/12, Deshbandhu Nagar, Baguiati, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, represented by its Directors namely (1) **PAROMITA CHAKRABORTY [PAN : AEJPC4247G], [AADHAAR NO. 337612903473] & [MOBILE NO. 8910834017]**, wife of Basudeb Chakraborty, daughter of Late Amal Chandra Ray @ Late Amal Chandra Roy, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at AC-15/12, Deshbandhu Nagar, Baguiati, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal & (2) **JAYEETA RAY [PAN : BDEPR0709R], [AADHAAR NO. 825540098416] & [MOBILE NO. 9836511103]**, wife of Biswajit Ray, daughter of Late Bhaskar Ganguly, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at C/o. Biswajit Ray, M/407, Fortune Township, P.O. Kazipara, P.S. Barasat, Kolkata - 700124, District North 24 Parganas, West Bengal. The said Development Agreement was registered on ...18.08.23, registered in the office of theA.R.A.-II, KOLIKATA, and recorded as Deed No. ...10945..... for the year 2023.

Paromita
Jayeeta

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

1. To appear and represent before the authorities of Bishnupur Municipality, W.B.S.E.D.C.L./CESC Ltd., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid



thereof in which the said Estate is now or may hereafter be interested or concerned and if think fit to compromise settle referred to arbitration abandon submit to judgment or become or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.

10. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefore.
11. To do all the needful according to the conditions mentioned in the said Registered Development Agreement regarding negotiation, agreement/contract for sale of flats, garages, covered spaces and car parking spaces within the Developer's allocation.
12. To affix sign Board or install any Hoardings on the schedule plot of land in the name of Attorney.
13. To advertise in the newspaper for procuring purchaser for selling the flat/garage/shop/go-down/unit holder in the proposed building.
14. To enter into agreement for sale for the proposed flat/garage/shop/go-down/unit holder as per Registered Development Agreement, dated and to receive advance/earnest money consideration in respect of the flat/garage/shop/go-down/unit holder etc. and the proportionate share in the land and/or to hand over the copies of the relevant documents and regard to our title of the premises to such intending purchaser or purchasers as the case may be. It is to be noted that in such case the advance receivable by my attorney will not be demanded by me and at the same time we shall not be liable for any such transaction.
15. To enter in to any Agreement for Sale, Memorandum of Understanding and/or to sign and execute deed of amalgamation with neighbour's plot of land of the schedule property in my name and on my behalf, and/or any other instruments and deeds & documents in respect of sale of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in his name or in the names of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on my behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of



ADDITIONAL SECRETARY
OFFICE OF THE SECRETARY

1

- Conveyance, Deed of Declaration/Deed of Rectification and/or any other instrument and document in respect of sale of flats/s, shop/s, units and/or car parking spaces in the said new building in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement.
16. To receive the consideration money in cash or by cheque/draft and/or in any other modes from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representative.
 17. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats, garages, shops, covered spaces and car parking spaces within the Developer's Allocation.
 18. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building relating to Developer's Allocation in the said land premises.
 19. To commence, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matter connecting the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said Estate is now or may hereafter be interested or concerned and if think fit to compromise settle referred to arbitration abandon submit to judgment or become or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.
 20. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vokalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in any way connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
 21. That the Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper

Agreements for Sale/Deeds of Conveyance only for Developer's Allocation, in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of me.

22. For all or any of the purposes herein before stated and to appear and represent me before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the said Registered Development Agreement.
23. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

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

AND GENERALLY to act of my attorney or agent in relation to all matters touching my said land and on behalf to do all acts, deeds, matters and things as fully and effectually as my, would do if would personally present notwithstanding no special power of Attorney in that particular behalf as contained in these presents.

AND I do, hereby ratify and confirm and agree or undertake to ratify and confirm all the acts, matters, deeds, and things whatsoever our said attorney or agents appointed under this power in that hereinabove contained shall lawfully do or cause to be done in the right of or by virtue of these presents including in such confirmations and other these presents including in such confirmations and other works will be the completion of the whole deal/ transaction as per the said Registered Development agreement dated



ADDITIONAL REGISTRAR
OF ASSURANCES KOLKATA
18 AUG 2021

THE SCHEDULE ABOVE REFERRED TO
[Description of Plot of Land]

ALL THAT piece and parcel of a demarcated and vacant plot of Bastu land measuring 10 (Ten) Decimals be the same a little more or less, lying and situate at Mouza - Turkisitarampur, J.L. No. 100 under P.S. Bishnupur, comprised in R.S. Dag No. 137, L.R. Dag No. 428/842, L.R. Khatian No. 742 & 11.86 (Eleven Point Eight Six) Decimals be the same a little more or less, lying and situate at Mouza - Turkisitarampur, J.L. No. 100 under P.S. Bishnupur, comprised in R.S. Dag No. 137, L.R. Dag No. 428, L.R. Khatian No. 742 (in the name of Mukesh Kumar Agarwala), in total **21.86 (Twenty One Point Eight Six) Decimals**, A.D.S.R.O. Bishnupur, within the local limit of Bishnupur Municipality in Ward No 16 having municipal holding no 306/B/7/1, in the District - Bankura, Pin No. 722122, in the State of West Bengal, more fully described in the First Schedule hereinafter written wherein one hand made sketch map is attached herewith this Development Agreement which will be part and parcel of this Development Agreement. The said demarcated plot is butted and bounded as follows :-

- ON THE NORTH : Rest Land of LR Plot No 428 & 428/842.
- ON THE SOUTH : Rest Land of LR Plot No 428.
- ON THE EAST : NH 60 Road.
- ON THE WEST : Land of SOUTH EASTERN RAILWAY.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
18

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the ...18th...day of August....., 2023 (Two Thousand Twenty Three) in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties, in presence of :

1. Nitai Sankar .

Mukesh Agarwala .

Mukesh Kumar Agarwala

2. Ayanika Karmakar .

Baguiati, Kolkata: 700059.

Landowner/Principal

Paromita Chakraborty

Paromita Chakraborty

Jayeeta Ray

Jayeeta Ray

**Directors of
PLB Developers Consultants**

Private Limited

Attorney

Drafted By

SUBHABRATA BASU

(Advocate)

Subhabrata Basu
ENROLMENT NO. WB-1889/2010

MOB: 9836170309/9038392332

subhabratbasu11@gmail.com

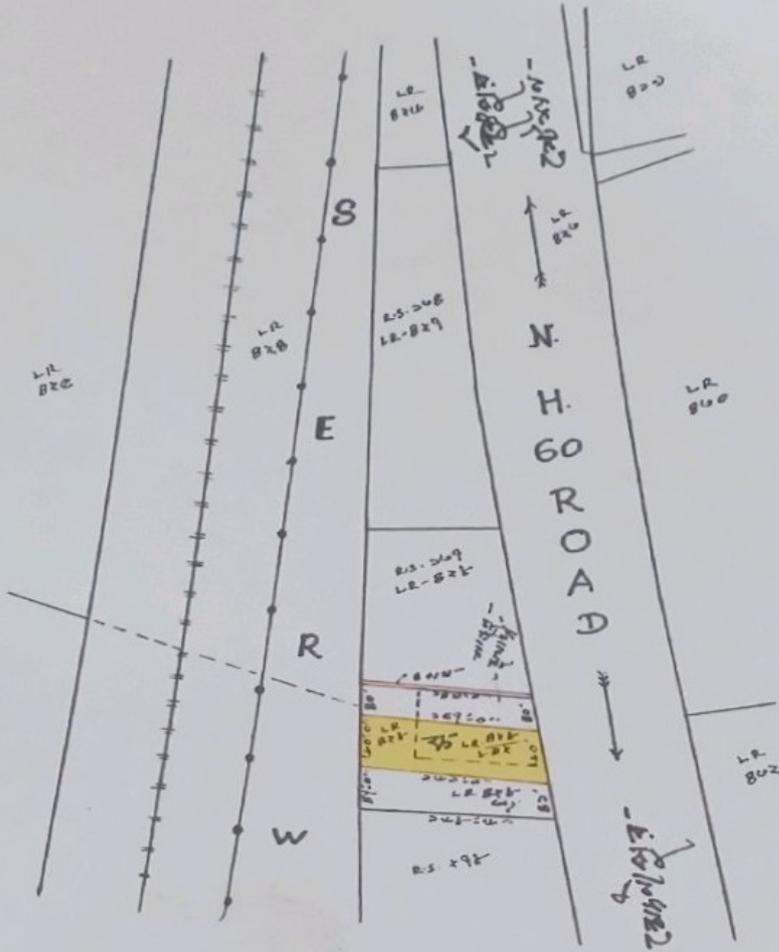
Basuackpore court

18/11/20

ADDITIONAL REGISTRAR
OF ASSURANCE - KOLKATA

18/11/20

মৌজা : তুড়কী সীতারামপুর সিট নং : ১ জে.এল.নং : ১০০ রে.সানং : ১৬৬৬
 থানার নাম : বিষ্ণুপুর জিলা : বাঁকুড়া স্কেল : ৬৪ ইঞ্চি = ১ মাইল



বিবরণ : দাগ নম্বর আর.এস ১৩৭ এল.আর ৪২৮/৮৪২ মধ্যে পরিমাণ ০.১০০০ একর
 দাগ নম্বর আর.এস ১৩৭ এল.আর ৪২৮ মধ্যে পরিমাণ ০.১১৮৬ একর
 সর্বমোট পরিমাণ ০.২১৮৬ একর
 অর্থাৎ ১৩.২৩ কাঠা যাহা অত্র নক্সায় ক তপশীলভুক্ত হলুদ রং চিহ্নিত স্থান।
 যাহার মাপ উত্তর বাহু ১৫৭'-০"
 দক্ষিণ বাহু ১৬১'-০"
 পূর্ব বাহু ৬০'-০"
 পশ্চিম বাহু ৬০'-০"

আবেদনকারীর নাম : মুকেশ আগরওয়াল পিতা : বসন্ত আগরওয়াল

PREPARED BY-
 Sign. *[Signature]*
 GOPAL CHANDRA DAS
 AMIN, SURVEYOR
 W.B.S.C.V.E&T.
 No. 1505907011



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

18 AUG 2022

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

UNDER RULES 34A OF THE I.R. ACT 1908
N.H. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS



L.H.					
R.H.					

ATTESTED :- *Paromita Chakrabarty*



L.H.					
R.H.					

ATTESTED :- *Jayata Roy*



L.H.					
R.H.					

ATTESTED :- *Mukesh Agarwala*

L.H.					
R.H.					

ATTESTED :-



**ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA**

[Signature]

18 AUG 2022



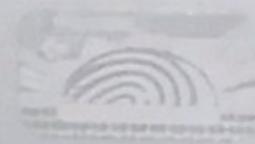
सर्वोच्च सरकार
Government of India



Issue Date: 11/01/2014



Subhabrata Basu
DOB: 11/12/1986
Male



8109 2109 0147

मेरा आधार, मेरी पहचान



सर्वोच्च आदर्श संस्था
Unique Identification Authority of India



Print Date: 11/01/2014

Address: SAJAL BASU 74 NO,
JANAKALYAN ROAD, NORTH DUMDUM,
NIMTA, Nimita, North 24 Parganas, West
Bengal, 700049



8109 2109 0147



1947



help@uidai.gov.in



www.uidai.gov.in



ভারত সরকার
 Identification Authority of India
 Government of India

স্বাক্ষর নম্বর/ Enrolment No.: 2189/44478/02156

মুকেশ কুমার আগরওয়াল
 Mukesh Kumar Agarwala
 S/O Basanta Kumar Agarwala
 Ward No.-16
 TUNTBARI STATION ROAD
 Bishnupur (m)
 Bishnupur
 Bankura West Bengal - 722122
 8832009996



Signature valid

আধার সংখ্যা / Your Aadhaar No. :

5266 7313 1918

আমার আধার, আমার পরিচয়

ভারত সরকার
 Government of India

মুকেশ কুমার আগরওয়াল
 Mukesh Kumar Agarwala
 জন্মতারিখ/DOB: 23/12/1970
 পুরুষ/ MALE



5266 7313 1918

আমার আধার, আমার পরিচয়



Government of India



- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন খারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পর

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country -
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় অনির্দিষ্ট পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

Address: S/O Basanta Kumar Agarwala, Ward No.-16, TUNTBARI STATION ROAD, Bishnupur (m), Bankura, West Bengal - 722122
 ঠিকানা: S/O বসন্ত কুমার আগরওয়াল, ওয়ার্ড নং-16, তুন্তবাড়ী স্টেশন রোড, বিষ্ণুপুর (এম), বঁকড়া, পশ্চিম বঙ্গ - 722122

5266 7313 1918

Mukesh Agarwala



ভারত সরকার
 Government of India

স্বাক্ষর নম্বর/ Enrolment No.: 2189/44478/02156

মুকেশ কুমার আগরওয়াল
 Mukesh Kumar Agarwala
 S/O Basanta Kumar Agarwala
 Ward No.-16
 TUNTBARI STATION ROAD
 Bishnupur (m)
 Bishnupur
 Bankura West Bengal - 722122
 9832009996



Signature valid

আধার সংখ্যা / Your Aadhaar No. :

5266 7313 1918

আমার আধার, আমার পরিচয়

ভারত সরকার
 Government of India

মুকেশ কুমার আগরওয়াল
 Mukesh Kumar Agarwala
 জন্মতারিখ/DOB: 23/12/1970
 পুরুষ/ MALE



5266 7313 1918

আমার আধার, আমার পরিচয়



- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

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ভারতের বিশিষ্ট পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

Address:

S/O Basanta Kumar Agarwala, Ward No.-16, TUNTBARI STATION ROAD, Bishnupur (m), Bankura, West Bengal - 722122

ঠিকানা:

S/O মুকেশ কুমার আগরওয়াল, ওয়ার্ড নং-16, তুন্তবারী স্টেশন রোড, বিষ্ণুপুর (এম), বালুড়া, পশ্চিম বঙ্গ - 722122

5266 7313 1918

Mukesh Agarwala

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ACLPA7230M



नाम /NAME

MUKESH KUMAR AGARWALA

पिता का नाम /FATHER'S NAME

BASANTA KUMAR AGARWALA

जन्म तिथि /DATE OF BIRTH

23-12-1970

हस्ताक्षर /SIGNATURE

/Mukesh Kumar Agarwala-

आयकर आयुक्त, प.बं.-11

COMMISSIONER OF INCOME-TAX, W.B. - II

Mukesh Agarwala.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAKCP0267B



23082018

नाम / Name
PLB DEVELOPERS CONSULTANTS PRIVATE
LIMITED

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

PLB DEVELOPERS CONSULTANTS PVT. LTD.

Paronil Chakrabarty

Director

PLB DEVELOPERS CONSULTANTS PVT. LTD.

Jaycelia Ray

Director

ভারত সরকার
Government of India

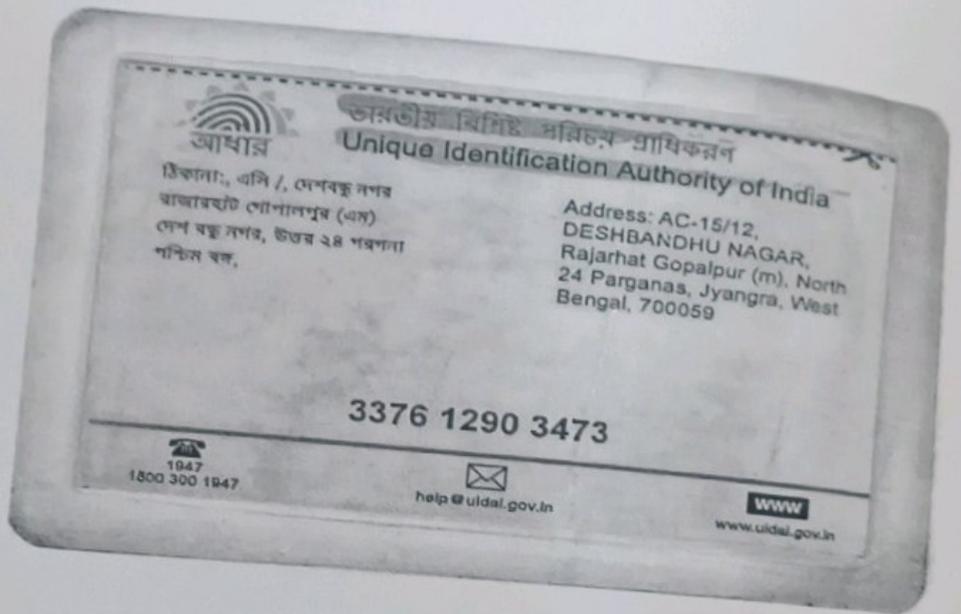
পারমিতা চক্রবর্তী
Paromita Chakraborty
পিতা : অমল চন্দ্র রায়
Father : Amal Chandra Ray

জন্মতারিখ/DOB: 17/09/1973
মহিলা / Female

3376 1290 3473

আধার - সাধারণ মানুষের অধিকার

PLB DEVELOPERS CONSULTANTS PVT. LTD.
Paromita Chakraborty
Director



PLB DEVELOPERS CONSULTANTS PVT. LTD.
Paromita Chakrabarti
Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PAROMITA CHAKRABORTY
AMAL CHANDRA RAY
17/09/1973
Permanent Account Number
AEJPC4247G



Paromita Chakraborty
Signature

PLB DEVELOPERS CONSULTANTS PVT. LTD.
Paromita Chakraborty
Director

 **भारत सरकार**
GOVERNMENT OF INDIA


জয়িতা রায়
Jayeeta Ray
জন্মতারিখ/ DOB: 08/03/1984
মহিলা / FEMALE



8255 4009 8416

আমার আধার, আমার পরিচয়

PLB DEVELOPERS CONSULTANTS PVT. LTD.

Jayeeta Ray
Director



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

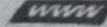
ठिकाना:

ওয়াই/৪: বিস্বজিত রায়, এম/৪০৭,
ফর্তুন টাউনশীপ, কাজী পাড়া,
বারাসাত (এম), উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - ৭০০১২৪

Address

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

8255 4009 8416



P.O. Box No. 1947

PLB DEVELOPERS CONSULTANTS PVT. LTD.

Jayeta Ray

Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JAYEETA RAY

BHASKAR GANGULY

03/03/1984
Permanent Account Number

BDEPR0709R

Jayeeta Ray
Signature



11022060

PLB DEVELOPERS CONSULTANTS PVT. LTD.

Jayeeta Ray
Director

Major Information of the Deed

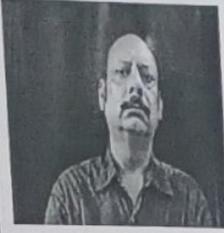
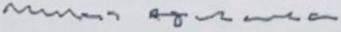
Deed No :	I-1902-10950/2023	Date of Registration	18/08/2023
Query No / Year	1902-8002123464/2023	Office where deed is registered	
Query Date	18/08/2023 7:25:59 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address Other Details	DIPANKAR NATH Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830583883, Status :Advocate		
Transaction	Additional Transaction		
88] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
2/-	Rs. 95,33,076/-		
Stamp duty Paid(SD)	Registration Fee Paid		
100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190210945/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Turkisitarampur, , Ward No: 16, Holding No: 306/B/7/1 Pin Code : 722122

Sl. No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	LR-428/842	LR-742	Bastu	Danga	10 Dec	1/-	43,60,968/-	Property is on Road Adjacent to Metal Road, , Project Name :
2	LR-428	LR-742	Bastu	Danga	11.86 Dec	1/-	51,72,108/-	Property is on Road Adjacent to Metal Road, , Project Name :
TOTAL :					21.86Dec	2 /-	95,33,076 /-	
Grand Total :					21.86Dec	2 /-	95,33,076 /-	

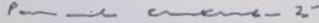
Principal Details :

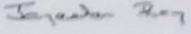
SI No	Name,Address,Photo,Finger print and Signature
	Name Photo Finger Print Signature
1	<p>Shri MUKESH KUMAR AGARWALA Son of Mr BASANTA KUMAR AGARWALA Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Office</p>    <p>18/08/2023 LTI 18/08/2023 18/08/2023</p> <p>STATION ROAD, TUNTBARI, City:- , P.O:- BISHNUPUR, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Office</p>

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED DESHBANDHU NAGAR, BAGUIATI, AC-15/12, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: AAXxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
	Name Photo Finger Print Signature
1	<p>Smt PAROMITA CHAKRABORTY Wife of Shri BASUDEB CHAKRABORTY Date of Execution - 18/08/2023, , Admitted by: Self, Date of Admission: 18/08/2023, Place of Admission of Execution: Office</p>    <p>Aug 18 2023 7:39PM LTI 18/08/2023 18/08/2023</p> <p>DESHBANDHU NAGAR, BAGUIATI, AC-15/12, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEXxxxxx7G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED (as DIRECTORS)</p>

Name	Photo	Finger Print	Signature
Smt JAYEETA RAY (Presentant) Wife of Shri BISWAJIT RAY Date of Execution - 18/08/2023, , Admitted by: Self, Date of Admission: 18/08/2023, Place of Admission of Execution: Office	 Aug 18 2023 7:40PM	 LTI 18/08/2023	 18/08/2023
FORTUNE TOWNSHIP, M/407, City:- , P.O:- KAZIPARA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDxxxxxx9R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED (as DIRECTORS)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHABRATA BASU Son of Shri SAJAL BASU JANAKALYAN ROAD, City:- , P.O:- NIMTA, P.S:-Nimta, District:-North 24- Parganas, West Bengal, India, PIN:- 700049	 18/08/2023	 18/08/2023	 18/08/2023
Identifier Of Shri MUKESH KUMAR AGARWALA, Smt PAROMITA CHAKRABORTY, Smt JAYEETA RAY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri MUKESH KUMAR AGARWALA	PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED-10 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri MUKESH KUMAR AGARWALA	PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED-11.86 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Turkisitarampur, , Ward No: 16, Holding No:306/B/7/1 Pin Code : 722122

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 428/842, LR Khatian No:- 742		Owner Name not selected by applicant.
L2	LR Plot No:- 428, LR Khatian No:- 742		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190210950 / 2023

On 18-08-2023

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 19:33 hrs on 18-08-2023, at the Office of the A.R.A. - II KOLKATA by Smt JAYEETA RAY

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 95,33,076/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 18/08/2023 by Shri MUKESH KUMAR AGARWALA, Son of Mr BASANTA KUMAR AGARWALA, STATION ROAD, TUNTBARI, P.O: BISHNUPUR, Thana: Bishnupur, , Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Business

Indetified by Mr SUBHABRATA BASU, , , Son of Shri SAJAL BASU, JANAKALYAN ROAD, P.O: NIMTA, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-08-2023 by Smt PAROMITA CHAKRABORTY, DIRECTORS, PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED, DESHBANDHU NAGAR, BAGUIATI, AC-15/12, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr SUBHABRATA BASU, , , Son of Shri SAJAL BASU, JANAKALYAN ROAD, P.O: NIMTA, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Advocate

Execution is admitted on 18-08-2023 by Smt JAYEETA RAY, DIRECTORS, PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED, DESHBANDHU NAGAR, BAGUIATI, AC-15/12, City:- , P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr SUBHABRATA BASU, , , Son of Shri SAJAL BASU, JANAKALYAN ROAD, P.O: NIMTA, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Advocate

Payment of Fees
Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 1730, Amount: Rs.100.00/-, Date of Purchase: 11/08/2023, Vendor name: J K Bose

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 350096 to 350113
being No 190210950 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.08.22 13:10:54 -07:00
Reason: Digital Signing of Deed.

2023

(Satyajit Biswas) 2023/08/22 01:10:54 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. -II KOLKATA
West Bengal.

(This document is digitally signed.)

22/08/2023 Query No:-19028002123464 / 2023 Deed No :I - 190210950 / 2023, Document is digitally signed.