

2-NO-336/26

2-3521.26



पश्चिम बंगाल WEST BENGAL

AT 643986

1-50
21/1/2026
102862

Joydeep Kumar By
Nikhil Rajan Choudhary

ECO PRIME DEVELOPERS
Joydeep Kumar for
Partner

ECO PRIME DEVELOPERS
Nikhil Rajan Choudhary
Partner

certified that the Endorsement
sheet's and the Signature Sheet's
attached to this document
are part of the Document.

Additional District Sub Registrar
Burdwan, Dt.-Purba Bardhaman

21 JAN 2026

DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT

Joydeep Kumar Rej

Nikhil Ranjan Chowdhury

ECO PRIME DEVELOPERS
Joydeep Kumar Rej
Partner

ECO PRIME DEVELOPERS
Nikhil Ranjan Chowdhury
Partner

KNOW ALL MEN BY THESE PRESENTS, We,

- 1) **JOYDEEP KUMAR REJ, PAN- AGDPR4409D**, S/o Late Nandadulal Rej, residing at Kalibazar Road, Nutanpally, P.O. & P.S.- Burdwan, Dist.- Purba Bardhaman-713101 W.B., by Nationality Indian, by faith.- Hindu, by Occupation.- Business,
- 2) **NIKHIL RANJAN CHOWDHURY, PAN- ACJPC7016M**, S/o Late Nani Gopal Chowdhury, residing at 47, Netaji Subhash Sarani, Italgacha, Dist.- North 24 Parganas, W.B.-700 079, by Nationality Indian, by faith.- Hindu, by Occupation.- Business, hereinafter referred to and called for the sake of brevity as "**PRINCIPALS**" (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns).
- 3) **WHEREAS**, the **PRINCIPALS** herein, as lawful owners of the land, more fully described in the **SCHEDULE** hereunder, to develop multi-storied Residential building thereon in the name of "**DAKSHIN SUDHA APPARTMENT**", consisted of several self contained Flats, parking spaces and with other amenities and

Joydeep Kumar Bis
Nikhil Ranjan Chowdhury

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ECO PRIME DEVELOPERS

Joydeep Kumar Bis
Partner

ECO PRIME DEVELOPERS

Nikhil Ranjan Chowdhury
Partner

common facilities, as per sanctioned building Plan and hereinafter referred to as the 'said property'.

AND WHEREAS we have entered into a development agreement on 21st Day of January, 2026 registered with A.D.S.R., Purba Bardhaman, being no. 307 for the year 2026 with the Eco Prime Developers, having registered office at Kalibazar Road, Nutanpally, P.O. & P.S.- Burdwan, Dist.- Purba Bardhaman- 713101 W.B., being represented by its partners, namely- 1) **JOYDEEP KUMAR REJ, PAN- AGDPR4409D**, S/o Late Nandadulal Rej, residing at Kalibazar Road, Nutanpally, P.O. & P.S.- Burdwan, Dist.- Purba Bardhaman- 713101 W.B., by Nationality Indian, by faith.- Hindu, by Occupation.- Business, 2) **NIKHIL RANJAN CHOWDHURY, PAN- ACJPC7016M**, S/o Late Nani Gopal Chowdhury, residing at 47, Netaji Subhash Sarani, Italghacha, Dist.- North 24 Parganas, W.B.-700 079, by Nationality Indian, by faith.- Hindu, by Occupation.- Business for development of the said property and to effectuate the said development agreement and, in pursuance of the terms and conditions of the aforesaid Development Agreement we, the PRINCIPALS herein do hereby

[Signature]

Joydeep Kumar Rej,
Nikhil Ranjan Chowdhury

ECO PRIME DEVELOPERS
Joydeep Kumar Rej
Partner

Nikhil

ECO PRIME DEVELOPERS
Nikhil Ranjan Chowdhury
Partner

appointing Attorney(s) named hereinafter for dowing various Acts, Deeds, Matters & Things in respect of the said property.

NOW KNOW AND THESE PRESENTS WITNESS that Eco Prime Developers, Representated by of its partners :- **JOYDEEP KUMAR REJ & NIKHIL RANJAN CHOWDHURY** do hereby nominate, constitute and appoint Managing Partner - **MR. JOYDEEP KUMAR REJ, PAN-** AGDPR4409D, S/o Late Nandadulal Rej, residing at Kalibazar Road, Nutanpally, P.O. & P.S.- Burdwan, Dist.- Purba Bardhaman- 713101 W.B., by Nationality Indian, by faith.- Hindu, by Occupation.- Business, who is one of the designated partner of the said Eco Prime Developers as our true and lawfull attorney in our names and on our behalf to do all or any of the following our various Acts, Deeds, Matters & Things in respect of the said property to be our lawfully constituted attorney to do or execute, in our names and on our behalf, all or any of the acts, deeds or things, mentioned hereunder:-

1. To enter upon, take possession of the land,

Jaydeep Kumar - Co's
Nikhil Rajan

ECO PRIME DEVELOPERS
Jaydeep Kumar - Co's
Partner

ECO PRIME DEVELOPERS
Nikhil Rajan - Co's
Partner

mentioned in details in the Schedule herein below and in general to manage, look after, control, supervise, defend, protect, and administer the Schedule mentioned land or any part thereof by whatsoever manner or way.

2. To lay out, construct, develop the land, mentioned in the Schedule herein below, in accordance with the sanctioned building plan.
3. To apply, submit, sign, issue and receive from B.D.A, W.B.S.E.D.C.L, Local Authority, Zilla Parishad or any other Authority or Authorities, all types of applications, sanction plans, revised plans, maps and drawings, designs and/or any representations, too, as or any be required to develop multi-storied Residential building named **"DAKSHIN SUDHA APARTMENT"**, at its absolute discretion, on behalf of us and in our names.
4. To enter into such understanding, agreement, and/or arrangements and other necessary paper/documents as the attorney thinks fit and proper to develop Multi-Storied Residential building named **"DAKSHIN SUDHA APARTMENT"**,

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Joydeep Kumar Das

Nikhil Ranjan Choudhary

ECO PRIME DEVELOPERS
Joydeep Kumar Das
Partner

ECO PRIME DEVELOPERS
Nikhil Ranjan Choudhary
Partner

consisting of several self-contained Flats, and parking spaces together with other amenities and common facilities, as per sanctioned building Plan.

5. To pay all rates taxes, maintenance and other charges expenses and other outgoings, whatsoever, payable for and on account of the said properties and to claim and receive refund, reimbursement and other amounts from the concerned persons and authorities and to grant receipts and discharges in respect thereof.
6. To apply for electricity, telephone and for any other connections, whatsoever manner and nature be and for that purpose the Attorney shall sign, issue and receive all papers and/or documents and/or plans and/or drawings and/or all relevant documents etc, whatsoever manner or nature may be thought to be necessary by the said Attorney before different Departments of the B.D.A. and/or any Authority (ies) of various Public and/or Private and/or Government or Semi Government organization and/or Autonomous Body or Bodies.

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Joydeep Kumar Bis
Nikhil Rayan Chakrabarty

ECO PRIME DEVELOPERS
Joydeep Kumar Bis
Partner

ECO PRIME DEVELOPERS
Nikhil Rayan Chakrabarty
Partner

7. To apply to the Department of water supply, Sewerage and Drainage of the B.D.A and/or others too, for availing or seeking and/or laying necessary drainage and/or sewerage connection or connections and/or line or lines of whatsoever manner or nature in respect of the Schedule mentioned land and to that effect sign all such relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid departments of the B.D.A and/or by others as and when necessary and/or asked for.
8. That the attorney herein shall be able to avail necessary permission's of whatsoever manner or nature from the P.W.D., Department of the Government and B.D.A for and on behalf of us.
9. To apply for, obtain and submit all clearance certificates, forms declarations and/or permissions, if so and as be required from any authority or department for or in relation to develop Multi-Storied Residential building named **"DAKSHIN SUDHA APARTMENT"**, consisted of

Jyoti Kumaar Singh
Nikhil Rajan Chaudhary

ECO PRIME DEVELOPERS
Jyoti Kumaar Singh
Partner

ECO PRIME DEVELOPERS
Nikhil Rajan Chaudhary
Partner

several self-contained Flats, and parking spaces together with other amenities and common facilities, as per sanctioned building Plan.

10. To ask, demand, sue for, recover, realize, claim, collect and receive further or other consideration from any existing or new buyers and also any other amounts receivable in respect of the said schedule properties or any of them or any part thereof (including deposits, advances, compensation, interest, damages, maintenance charges, electricity charges, taxes etc., whatsoever) which are or may be due payable or recoverable from any person or persons or authority or authorities by cheques or pay orders or demand drafts drawn in the name of the appointers and/or in cash and to grant valid receipts and discharges thereof.
11. To produce and deliver all title deeds, documents, and papers relating to Schedule mentioned land, to the intending buyer(s)/Purchaser(s) and to answer and comply with all requisitions that may be made out by such intending buyer(s)/Purchaser(s) in

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Joydeep Kumar Das
Nikhil Rajan Choudhary

ECO PRIME DEVELOPERS
Joydeep Kumar Das
Partner

ECO PRIME DEVELOPERS
Nikhil Rajan Choudhary
Partner

respect of Owners' allocation as well as Developer's allocation.

12. To appear and represent the appointers before the Burdwan Development Authority, Collector, Statutory Bodies and Government departments and/or their or any of their officers and also all other State Executives, Judicial or Quasi-Judicial and other authorities and also all courts and Tribunals and also any person, developer, contractor or other persons and deal with them in all manner and sign, execute, deliver and submit all papers, plan, documents, applications, objections notices etc. and also to submit and take delivery of and/or explain all documents of title, accounts, clearances, plan etc. and to do all acts deeds and things as may be required or found necessary or expedient by the said attorney.
13. To sign, execute, enter into, modify, cancel, alter, draw, approve rectify, submit and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, agreements for sale, sale deeds,

Jydeep Kumar for
Nikhil Rajan Choudhary
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ECO PRIME DEVELOPERS
Jydeep Kumar for
Partner

ECO PRIME DEVELOPERS
Nikhil Rajan Choudhary
Partner

documents of transfer, rectifications, nominations, assignments, declarations, confirmations, affidavits, indemnities, undertakings, applications, accounts, plans, forms, correspondences, notices and other documents and writings. Be it specifically mentioned here that the Developers shall have authority to enter agreement(s) for sale with intending Buyer(s)/ Purchaser(s) and complete sell by executing and registering formal Deed of Sale/Deed Conveyance in respect of LAND OWNER'S allocation as well as DEVELOPER'S allocation, as has been mentioned and stipulated in aforesaid registered Development Agreement, subject to terms and conditions contained in the clause hereunder.

14. To sell, convey and transfer right, title, interest and possession of Flats and Parking Spaces of LAND OWNER as well as DEVELOPER'S allocation together with proportionate share of the land, more fully mentioned and described in the Schedule hereunder along with other amenities and common

Jyoti Kumar for
Nikhil Rajan Chaudhary

ECO PRIME DEVELOPERS
Jyoti Kumar for
Partner

ECO PRIME DEVELOPERS
Nikhil Rajan Chaudhary
Partner

facilities at the proposed multi-stored Residential building to be constructed upon the land, more fully described in the Schedule mentioned hereunder, in the name of "**DAKSHIN SUDHA APARTMENT**", to any Buyer(s)/ Purchaser(s) and to do all acts, deeds and things with regard to sale or transfer on such terms and conditions as the said ATTORNEY may deem fit and proper.

15. To appear and represent the Appointers before any Registrar, Sub-Registrar, Additional Dist. Sub-Registrar, District Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents, sell or transfer deeds, instruments and writings signed by the said Attorney and to receive advance, earnest and consideration money from the intending buyer(s)/purchaser(s) by virtue of this Power of Attorney in relation to LAND OWNER'S as well as DEVELOPER'S allocation, as has been mentioned

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Jyoti Kumar Das
Nikhil Rajan

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ECO PRIME DEVELOPERS
Jyoti Kumar Das
Partner

ECO PRIME DEVELOPERS
Nikhil Rajan Choudhary
Partner

and stipulated in aforesaid registered Development Agreement. Developers shall deposit sale proceeds of LAND OWNER'S allocation, at the respective accounts of the PRINCIPALS herein as per their entitlement and shall retain sale proceeds of DEVELOPER'S allocation in its own account as its entitlement.

16. To appear and represent the appointers before any Notary Public, other Magistrates and other officer or officers and authorities in connection with affirmation or notarization of any deed, instrument, declaration or writing signed or made by the said attorney by virtue of the power hereby conferred.
17. To file and submit all declarations, clearances, permissions, certificates, forms, statements, affidavits and undertakings for having the registration completed of all documents, instruments and writings executed by the said attorney by virtue of the power hereby conferred.
18. To sign, declare, verify and/or affirm any plaint, written statement, petition application, consent petition, affidavit, Vakalatnama, warrant of

Jyoti Kuman Raj
Nikhil Rajan Chandra

13

ECO PRIME DEVELOPERS

Jyoti Kuman Raj
Partner

ECO PRIME DEVELOPERS

Nikhil Rajan Chandra
Partner

attorney memorandum of appeal or any other document or paper in any proceeding as the occasions shall require and/or as the said Attorney may think fit and proper in respect of the subject property.

19. To accept notices, summons and services of papers and documents from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
20. To appoint and employ Advocates, Pleaders, Solicitors and to revoke such appointments.
21. To do all acts deeds and things for better exercise of the authorities herein contained relating to the development of multi-storied Residential building named "**DAKSHIN SUDHA APARTMENT**",, consisted of several self-contained ownership Flats and Parking Spaces together with other common facilities and amenities, on the land, more fully described in the Schedule hereunder or any part thereof, which the APPOINTERS could have lawfully done under their own hands and seals, if personally present.

Jydeap Kumar Ray
Nikhil Rayan Chandra

14
ECO PRIME DEVELOPERS
Jydeap Kumar Ray
Partner

ECO PRIME DEVELOPERS
Nikhil Rayan Chandra
Partner

The appointers doth hereby ratify and confirm and agree to ratify and confirm all and whatever said Attorney has done or shall lawfully do or cause to be done in or about the premises aforesaid, within the purview and intent of this present

AND

The appointers do hereby record and declare that this Power of Attorney shall be in force and binding till completion of multi-storied Residential building named "**DAKSHIN SUDHA APARTMENT**", on the land, more fully described in the Schedule hereunder as well as delivery of possession to individual purchaser (s) by the **DEVELOPER**.

The appointers do hereby also declare that the powers and authorities hereby granted are irrevocable till the said property is fully and properly developed as per aforesaid agreement or during the continuance of the said agreement and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyance of the land buildings, flats,

Joydeep Kumar for
Nikhil Rajan Choudhary

15

EGG FARM DEVELOPERS

Joydeep Kumar for
Partner

EGG FARM DEVELOPERS

Nikhil Rajan Choudhary
Partner

parking spaces are conveyed to the purchasers and/ or Association of Apartment Owners is registered and starts functioning.

SCHEDULE ABOVE REFERRED TO

sq.ft or decimal
ALL THAT piece and parcel of 3714.58, Bastu class of land at Mouza Radhanagar, J.L. NO. 39, appertaining to R.S. Khatian No. 1098, R.S. Plot No. 7270, corresponding L.R. Khatian Nos. 10990 & 10991, L.R. Plot No. 6629 under Burdwan Municipality within P.S.- Burdwan Dist.- Purba Bardhaman and butted and bounded as under:

On the North:- House of R. Mondal & M. Bhattacharjee.

On the South :- 40ft Metal Kalibazar Road.

On the East :- Dakshinapan Abasan

On the West :- House of A.B. Sarkar & Ors.

IN WITNESSES WHEREOF, WE, the APPOINTER herein do hereby put the finger prints of our both hands and also put our signatures on this deed of Power of Attorney in the presence of following witnesses on this 21st day of January, 2026.

21-01-2026
21-01-2026

Nikhil Rajan Choudhary

Joydeep Kumar Roy
Nikhil Rajan Chandra

ECO PRIME DEVELOPERS
Joydeep Kumar Roy
Partner

ECO PRIME DEVELOPERS
Nikhil Rajan Chandra
Partner

SIGNED, SEALED & DELIVERED in presence of;

WITNESS:

1. Antik Rej
c/o, Joydeep Kumar Rej
Nutanpally Kalibazar Rd,
Bardhaman, 713101, Purba
Bardhaman, West Bengal

Joydeep Kumar Roy
Nikhil Rajan Chandra

SIGNATURE OF THE OWNERS

ECO PRIME DEVELOPERS
Joydeep Kumar Roy

2) Piyush Dutta
86 Uday
Kooon, Sad

3) Anurag Kumar
86 Uday
Kooon, Sad
713407
Drafted by me

Anurag Kumar

Advocate

Pr. No. WB/98/2001

Burdwan District Judge's Court

Typed by :-

Rita Ghosh

Gitanjali Computer Centre.

Court compound, South, Burdwan.

Partner ECO PRIME DEVELOPERS
Nikhil Rajan Chandra
Nikhil Rajan Chandra Partner
**SIGNATURE OF THE DEVELOPER &
POWER OF ATTORNEY HOLDER**

Joydeep Kumar Roy

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

SIGNATURE *Joydeep Kumar Bis*



Joydeep Kumar Bis

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

SIGNATURE *Nikhil Rajan Choudhary*



Nikhil Rajan Choudhary

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

SIGNATURE

Antik Rej





ভারতের নির্বাচন কমিশন

পরিচয় পত্র

COMMISSION OF INDIA
IDENTITY CARD

WB/39/271/660603



নির্বাচকের নাম : জয়দীপ কুমার রেজ

Elector's Name : Joydeep Kumar Rej

পিতার নাম : নন্দ দুলাল রেজ

Father's Name : Nanda Dulal Rej

লিঙ্গ/Sex : পুং/ M

জন্ম তারিখ
Date of Birth : 07/10/1963

WB/39/271/660603

ঠিকানা:

কালীবাজার রোড (পূর্ব), বর্ধমান, বর্ধমান
(সদর), বর্ধমান-713101

Address:

KALIBAZAR ROAD
(EAST), BARDHAMAN, BURDWAN
(SADAR), BURDWAN-713101

Date: 28/11/2013

260-বর্ধমান দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for

260-Burdwan Dakshin Constituency

ত্রিভাঙ্গ পরিবর্তন হলে মতন ত্রিভাঙ্গ জোড়ার সিনে নাম বোলস ও এতই
মতন সনদ সিনে পরিচয়পত্র পাওয়ায় জন্ম নির্দেশ করে এই
পরিচয়পত্রের গণ্যতা উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

13/6/17

Joydeep Kumar Rej

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JOYDEEP KUMAR REJ
NANDADULAL REJ
07/10/1963
Permanent Account Number
AGDPR4409D

Signature



Joydeep Kumar Rej.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card



नाम / Name

NIKHIL RANJAN CHOWDHURY

पिता का नाम / Father's Name

NANI GOPAL CHOWDHURY

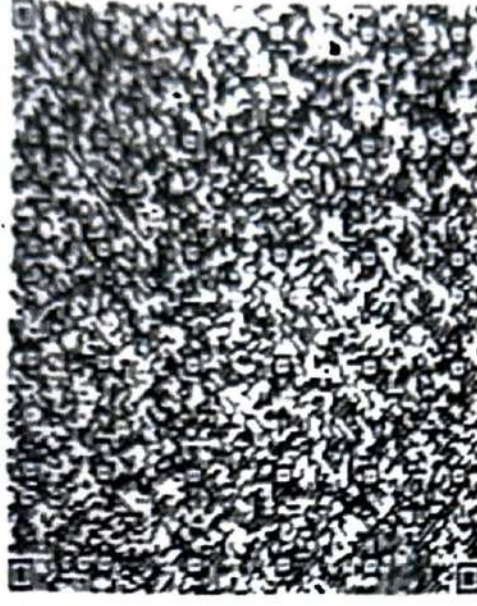
जन्म की तारीख /

Date of Birth

25/05/1961

N. R. Chowdhury

हस्ताक्षर / Signature



25072018

ACJPC7016M



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/20/138/609357

পরিচয় পত্র



Elector's Name : CHOWDHURY NIKHIL

নির্বাচকের নাম : চৌধুরী নিখিল

Father/Mother/
Husband's Name : NANIGOPAL

পিতা/মাতা/স্বামীর নাম : ননীগোপাল

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 33

১.১.১৯৯৫-এ বয়স : ৩৩

EBB PART NO.: 204
SULTANPUR-1
NORTH 24 - PARGANAS

ঠিকানা

পার্ট নং: ২০৪

সুলতানপুর-১নং

উত্তর ২৪ - পরগনা


Facsimile Signature
Electoral Registration Officer

নির্বাচক-বিবন্ধন আধিকারিক

For 138-DUM DUM

Assembly Constituency

১৩৮-দমদম

বিধানসভা নির্বাচন ক্ষেত্র

Place : BARRACKPUR

স্থান : ব্যারাকপুর

Date : 05/02/95

তারিখ : ০৫/০২/৯৫



ভাৰতৰ নিৰ্বাচন কমিছন
পৰিচালক পত্ৰ
ELECTION COMMISSION OF INDIA
IDENTITY CARD

UWX1972181



নিৰ্বাচকৰ নাম : অতিক বেজ
Elector's Name : Antik Rej
পিতৃৰ নাম : জয়দীপ কুমাৰ বেজ
Father's Name : Joydeep Kumar Rej
লিংগ/সিঙ্গ : পুৰ / M
জন্ম তাৰিখ : 25/05/1998
Date of Birth

Antik Rej

UWX1972181

ঠিকানা:

211, কালীবাৰাৰ ৰোড, নতুন পল্লী, বৰ্দ্ধমান,
বৰ্দ্ধমান (সদৰ), বৰ্দ্ধমান-713101

Address:

211, KALIBAZAR ROAD, NATUN PALLY,
Bardhaman, BURDWAN (SADAR),
BURDWAN-713101

Date: 03/01/2017

260 - বৰ্দ্ধমান দক্ষিণ বিধান সভাৰ নিৰ্বাচন
অধিকাৰীৰ দায়িত্ব অৰ্হণ

Facsimile Signature of the Electoral
Registration Officer for

260 - Burdwan Dakshin Constituency

বিজ্ঞপ্তি: নিৰ্বাচনৰ বাবে ভোটাভাণ্ডাৰীত নাম
লিখিবলৈ আৰু ভোটাভাণ্ডাৰীত নাম লিখিবলৈ
আবশ্যকীয় পত্ৰ আৰু ভোটাভাণ্ডাৰীত নাম লিখিবলৈ

In case of change in address mention the Card No
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

135 / 777

Major Information of the Deed

No :	I-0203-00352/2026	Date of Registration	21/01/2026
Query No / Year	0203-8000182862/2026	Office where deed is registered	
Query Date	21/01/2026 1:45:36 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	ASISH KARMAKAR BURDWAN DISTRICT JUDGE COURT, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 8250222989, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 63,03,032/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 200/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020300307/2026 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

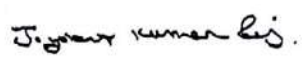
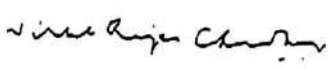
Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Kalibazar Road, Mouza: Radhanagar, ,
Ward No: 9, Holding No:2, KALIBAZAR 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-6629	LR-10991	Bastu	Shali	4 Dec		31,51,516/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-6629	LR-10990	Bastu	Shali	4 Dec		31,51,516/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			8Dec	0 /-	63,03,032 /-	
		Grand Total :			8Dec	0 /-	63,03,032 /-	

al Details :

Name,Address,Photo,Finger print and Signature

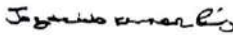
Name	Photo	Finger Print	Signature
JOYDEEP KUMAR REJ (Presentant) Son of Late NANDADULAL REJ Executed by: Self, Date of Execution: 21/01/2026 , Admitted by: Self, Date of Admission: 21/01/2026 ,Place : Office	 27/01/2026	 LTI 27/01/2026	 27/01/2026
KALIBAZAR ROAD, NUTANPALLY, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AGxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/01/2026 , Admitted by: Self, Date of Admission: 21/01/2026 ,Place : Office			
Name	Photo	Finger Print	Signature
NIKHIL RANJAN CHOWDHURY Son of Late NANI GOPAL CHOWDHURY Executed by: Self, Date of Execution: 21/01/2026 , Admitted by: Self, Date of Admission: 21/01/2026 ,Place : Office	 27/01/2026	 LTI 27/01/2026	 27/01/2026
47, NETAJI SUBHASH SARANI, ITALGHACHA, City:- , P.O:- ITALGHACHA, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: ACxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/01/2026 , Admitted by: Self, Date of Admission: 21/01/2026 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ECO PRIME DEVELOPERS KALIBAZAR ROAD, NUTANPALLY, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
JOYDEEP KUMAR REJ Son of Late NANDADULAL REJ Date of Execution - 21/01/2026, , Admitted by: Self, Date of Admission: 21/01/2026, Place of Admission of Execution: Office	 Jan 27 2026 11:38AM	 Captured LTI 27/01/2026	 27/01/2026
KALIBAZAR ROAD, NUTANPALLY, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx9D,Aadhaar No Not Provided Status : Representative, Representative of : ECO PRIME DEVELOPERS (as PARTNER)			
Name	Photo	Finger Print	Signature
NIKHIL RANJAN CHOWDHURY Son of Late NANI GOPAL CHOWDHURY Date of Execution - 21/01/2026, , Admitted by: Self, Date of Admission: 21/01/2026, Place of Admission of Execution: Office	 Jan 27 2026 11:36AM	 Captured LTI 27/01/2026	 27/01/2026
47, NETAJI SUBHASH SARANI, ITALGHACHA, City:- , P.O:- ITALGHACHA, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700079, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx6M,Aadhaar No Not Provided Status : Representative, Representative of : ECO PRIME DEVELOPERS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ANTİK REJ Son of Mr JOYDEEP KUMAR REJ KALIBAZAR ROAD NATUNPALLY, City:- Burdwan, P.O:- BARDHAMAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	 27/01/2026	 Captured 27/01/2026	 27/01/2026
Identifier Of JOYDEEP KUMAR REJ, NIKHIL RANJAN CHOWDHURY, JOYDEEP KUMAR REJ, NIKHIL RANJAN CHOWDHURY			
Mr DIBYENDU BHUIMALI Son of DILIP BHUIMALI ICHLABAD, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103			
Identifier Of JOYDEEP KUMAR REJ, NIKHIL RANJAN CHOWDHURY, JOYDEEP KUMAR REJ, NIKHIL RANJAN CHOWDHURY			

Transfer of property for L1	
From	To. with area (Name-Area)
JOYDEEP KUMAR REJ	ECO PRIME DEVELOPERS-4 Dec
Transfer of property for L2	
No From	To. with area (Name-Area)
NIKHIL RANJAN CHOWDHURY	ECO PRIME DEVELOPERS-4 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Kalibazar Road, Mouza: Radhanagar, , Ward No: 9, Holding No:2, KALIBAZAR Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6629, LR Khatian No:- 10991	Owner:জয়দীপ কুমার রেজ, Gurdian:সন্দুলাল , Address:নিজ , Classification:শাদি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 6629, LR Khatian No:- 10990	Owner:সিফিল রতন জৈধুরী, Gurdian:ললী গোপাল, Address:নিজ , Classification:শাদি, Area:0.04000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 020300352 / 2026

21-01-2026

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:58 hrs on 21-01-2026, at the Office of the A.D.S.R. Bardhaman by JOYDEEP KUMAR REJ, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 63,03,032/-

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

Execution is admitted on 21/01/2026 by 1. JOYDEEP KUMAR REJ, Son of Late NANDADULAL REJ, KALIBAZAR ROAD, NUTANPALLY, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. NIKHIL RANJAN CHOWDHURY, Son of Late NANI GOPAL CHOWDHURY, 47, NETAJI SUBHASH SARANI, ITALGHACHA, P.O: ITALGHACHA, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Business

Indetified by Mr ANTIK REJ, , Son of Mr JOYDEEP KUMAR REJ, KALIBAZAR ROAD NATUNPALLY, P.O: BARDHAMAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Others

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

Execution is admitted on 21-01-2026 by JOYDEEP KUMAR REJ, PARTNER, ECO PRIME DEVELOPERS, KALIBAZAR ROAD, NUTANPALLY, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman
.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr ANTIK REJ, , Son of Mr JOYDEEP KUMAR REJ, KALIBAZAR ROAD NATUNPALLY, P.O: BARDHAMAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Others

Execution is admitted on 21-01-2026 by NIKHIL RANJAN CHOWDHURY, PARTNER, ECO PRIME DEVELOPERS, KALIBAZAR ROAD, NUTANPALLY, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman
.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr ANTIK REJ, , Son of Mr JOYDEEP KUMAR REJ, KALIBAZAR ROAD NATUNPALLY, P.O: BARDHAMAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 200/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/01/2026 2:49PM with Govt. Ref. No: 192025260443121668 on 21-01-2026, Amount Rs: 200/-, Bank: SBI EPay (SBIPay), Ref. No. 5159096662947 on 21-01-2026, Head of Account 0030-03-104-001-16

of Stamp Duty

and that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 0/-, by online = Rs 0/-

Description of Stamp

Stamp: Type: Impressed, Serial no 5516, Amount: Rs.100.00/-, Date of Purchase: 19/01/2026, Vendor name: SACHARYYA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/01/2026 2:49PM with Govt. Ref. No: 192025260443121668 on 21-01-2026, Amount Rs: 0/-, Bank: SBI
EPay (SBIEPay), Ref. No. 5159096662947 on 21-01-2026, Head of Account

Sanjit

Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2026, Page from 30590 to 30620

being No 020300352 for the year 2026.



San.

Digitally signed by SANJIT SARDAR
Date: 2026.02.06 10:49:01 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 06/02/2026

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Bardhaman

West Bengal.