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Certified that the Endorsement Sheet's and the Signature Sheet's attached to this documents are part of the Document.

Additional District Sub-Registrar
DURGAM

05 JAN 2023

DEVELOPMENT AGREEMENT
CUM POWER OF ATTORNEY

THIS INDENTURE is made this the 21st Day
of December, Two Thousand Twenty Two
(2022)

BETWEEN

...contd.

Key
Advocate

(1) HASINA BEGAM (PAN - FSXPB5042K) wife of Late Manjur Ansari, (2) SAKIL ANSARI (PAN - DDWPA6913G) son of Late Manjur Ansari, (3) MD AKIL ANSARI (PAN - AMFPA8862K) son of Late Mohammad Manzoor Ansari, having address at H/No- 28/1, BL No-2, P.O. Kankinara, Bhatpara(m), Dist. - North 24 Parganas - 743126, (4) NAYEM ANSARI (PAN - AHAPA2834P) son of Late Mohd Manzoor Ansari, (5) MD KAYUM ANSARI (PAN - AHAPA6196L) son of Late Md. Manjur Ansari, (6) SHABNAM NISHA (PAN - BRTPN8489H) wife of Md. Rizwan Ansari, (7) ANJUM ARA (PAN - BFLPA8476B) wife of Nasim Ahmed, having address at P.B.M. Road, Champdani, Dist.- Hooghly - 712222, (8) RAQIBA BEGAM ANSARI (PAN - DGLPA9078J) w/o Late Shamim Ansari, (9) MD SIRAJ ANSARI (PAN - BRQPA0931G) son of Late Md. Shamim Ansari, (10) SHAHENA SHAMIM (PAN - GGRPS8590C) daughter of Late Shamim Ansari, (1) to (10) all are by faith-Islam and excepting (3) and (7), all having address at Vill.-Bamchandaipur, P.O.- Joteram, P.S.-Shaktigarh, Dist.-Purba Bardhaman- 713104, hereinafter collectively called and/ or referred to as the "LAND OWNERS" or "OWNERS" (which expression shall unless excluded by or repugnant to the context or meaning thereto shall mean and include their heirs, administrators, executors, legal representatives and/ or successors-in-interest) of the FIRST PART.

AND

PURBASA REAL ESTATE PRIVATE LIMITED (PAN-AANCP2636H), a company duly incorporated under the Companies Act, 2013, having its registered office at C/O Sabir Hossain, Kalitala Market, B.C. Road, P.O.-Burdwan P.S.- Burdwan Sadar, Dist.-Purba Bardhaman- 713101, West Bengal, India, and having been represented by six directors namely (1) PUTUL SINGH (PAN-BBLPS0741R), daughter of Gopal Singh, by faith - Hindu, by occupation - business, having address at ~~Atta Chaki~~ Atta Chaki, Borehat, P.O.-Nutanganj, P.S.-Burdwan Sadar, Dist.-Purba Bardhaman- 713102, (2) ASRAF ALI CHOWDHURY (PAN-AFNPC8949J), son of Md. Hassan Chowdhury, by faith - Islam, by occupation - business, having address at Khagragaria, P.O.-Rajbati, P.S.-Burdwan Sadar, Dist.-Purba

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Bardhaman- 713104, (3) APARNA SOME (PAN-BJHPS6847L), daughter of Nemai Chandra Samanta, by faith - Hindu, by occupation - business, having address at Laxmipur Math, G.T. Road, Kantapukur Lane, near Aparna Apartment, P.O.-Burdwan, P.S.-Burdwan Sadar, Dist.-Purba Bardhaman- 713101, (4) JHUMA SAMANTA (PAN-CDYPS3292R), daughter of Ranjit Dan, by faith - Hindu, by occupation - business, having address at Laxmipur Math, G.T. Road, Bahir Sarbamangala, behind Jaggi Auto, P.O.-Burdwan, P.S.-Burdwan Sadar, Dist.-Purba Bardhaman- 713101, (5) SAMINA JAHAN (PAN-AIGPJ3519H), daughter of Kazi Abdul Masum, by faith - Islam, by occupation - business, having address at 1 No. Pakmara Lane, P.O.-Burdwan, P.S.-Burdwan Sadar, Dist.-Purba Bardhaman- 713101, and (6) SHUKLA SARKAR (PAN-CUAPS6747L), wife of Arindam Sarkar, by faith - Hindu, by occupation - business, having address at Mithapukur, Bhanga Masjid, P.S.-Burdwan Sadar, Dist.-Purba Bardhaman- 713104, hereinafter referred to as the "DEVELOPERS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its/theirs successors, legal representatives, transferees and/or assigns) of the SECOND PART.

WHEREAS the parties of the FIRST PART herein are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the part and parcel of a landed property measuring about 36 decimals comprised and contained in J.L. No. 74, Mouza - Bamchandaipur, R.S. Plot No. 1518, under R.S. Khatian No. 601, corresponding to L.R. Plot Nos. 2422 and 1755, under L.R. Khatian No. 45/1 followed by L.R. Khatian Nos. 3445, 3446, 3447, 3448, 3449, 3450, 3451 & 3452, P.S. Burdwan Sadar, Dist. Purba Bardhaman - 713104, within the limits of Baikunthapur-I Gram Panchayat.

AND WHEREAS the aforesaid property, as more fully described in the schedule below, was originally owned and possessed by one GOPI BALA DAS, who during her life time had gifted her entire share in the

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Advocate

said R.S. Plot no. 1518, amongst others, in favour of her brother MRITYUNJOY PAL son of Late Renupada Pal vide a deed of Gift dated 10.02.1957, Being no. 671 for the year 1957, registered in the office of District Sub-Registrar, Burdwan. AND WHEREAS the said Mrityunjoy Pal thus being absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the part and parcel of the said landed property became its lawful owner AND while in absolute, uninterrupted and continuous ownership and possession of the same for about fifteen years, sold, transferred and/or conveyed the same for valuable consideration to one MD. MANJUR ANSARI @ MD. MANZOOR ANSARI son of Late Md. Hamid Ansari, being the predecessor-in-interest of the Parties of the First Part/Owners herein, vide a deed of sale dated 07.02.1972, Being no. 351 for the year 1972, registered in the office of Joint Sub-Registrar, Burdwan.

AND WHEREAS the said Md. Manjur Ansari alias Md. Manzoor Ansari (now deceased) being absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the part and parcel of the said landed property got to record his name accordingly in the relevant records-of-right AND while in absolute, uninterrupted and continuous ownership and possession of the same for about more than forty years, had entered into a Development Agreement being no.020301999 for the year 2016, executed on 11.03.2016, registered in the office of Additional District Sub-Registrar, Burdwan, under certain terms and conditions mentioned therein, for development and construction of a multi-storied building on the aforesaid land, followed by one Supplementary Development Agreement being no.020305116 for the year 2019, executed on 28.06.2019, registered in the office of Additional District Sub-Registrar, Burdwan, with one SRI SOUVIK CHATTERJEE (PAN - ACOG7011H) son of Late Sambhu Chatterjee, by faith-Hindu, by occupation-Business, residing at 4, A.M. Bose Road, P.O.-Motijheel, P.S.- Dumdum, Kolkata-700074.

Manjur Ansari

AND WHEREAS after some progress with the said Development Agreement, for various reasons, the proposed project was not ultimately successful and/or had failed.

AND WHEREAS in view thereof and in the meantime said Md. Manjur Ansari alias Md. Manzoor Ansari having expired on 21.04.2021, the parties of the First Part herein, being his legal heirs and representatives, stepped into his shoes and have got to execute two deeds of Declaration and Cancellation one for the Development Agreement and the other for Supplementary Development Agreement Being Nos. 020311493 for the year 2022 and 020311730 for the year 2022, both registered in the office of Additional District Sub-Registrar, Bardhaman, on certain terms and conditions mentioned therein.

AND WHEREAS in terms of the said Deeds of Declaration and Cancellation the Owners herein have become free to use, enjoy and/or deal with the said land/property/premises in any manner whatsoever or howsoever in their own way and have also become free to enter into any contract or agreement in respect of the said land/property/premises with third parties.

AND WHEREAS being further desirous of commercially exploiting the said schedule below property the Parties of the First Part have once again expressed their wish to develop the same by causing to construct multi-storied residential cum commercial buildings thereon, but for want of finance, technical know-how, skills and other abilities and facilities they cannot afford to materialise the said project alone and have approached the Developers herein to get the said property developed and to get residential cum commercial buildings to be constructed thereon at the developers' cost and expenses on agreed terms and conditions.

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AND WHEREAS in order to avoid future disputes, disagreements,

legal hurdles and/or other discrepancies relating to the said project the parties hereto execute these presents on agreed terms and conditions, which are mentioned herein below.

NOW THIS AGREEMENT WITNESSETH as follows: —

1. DEFINITIONS

1.1 OWNER(S) : Shall mean and include the parties of the FIRST PART as more fully described in the first paragraph above written.

1.2 DEVELOPER(S) : shall mean and include the parties of the SECOND PART as more fully described in the second paragraph above written.

1.3 THE SAID PROPERTY : Shall mean and include ALL THAT the piece and parcel of land measuring about 36 decimals comprised and contained in J.L. No. 74, Mouza - Bamchandaipur, R.S. Plot No. 1518, under R.S. Khatian No. 601, corresponding to L.R. Plot Nos. 2422 and 1755, under L.R. Khatian No. 45/1 followed by L.R. Khatian Nos. 3445, 3446, 3447, 3448, 3449, 3450, 3451 & 3452, P.S. Burdwan Sadar, Dist. Purba Bardhaman - 713104, within the limits of Baikunthapur-I Gram Panchayat, which is more fully described in the schedule herein below.

1.4 BUILDING(S) : Shall mean and include residential cum commercial building(s) consisting of several flats/units together with car parking spaces and other common areas, amenities and facilities to be constructed as B+G+12 storied Residential cum Commercial Building as per plan to be sanctioned and/or any other modified or subsequent plan(s) to be sanctioned by the competent authority/authorities on the said property.

1.5 COMMON AREA, AMENITIES & FACILITIES: Shall mean and include corridors, stairs, roofs, ways, passages, driveways if any, common lavatories, transformers, electric meters, if provided by the developers, water pump and water supply, elevators, security guard/watchman

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rooms, generator sets and other facilities, which will be provided by the developers (equal to all) in the new building(s).

1.6 OWNERS' ALLOCATION: (Consideration of this Agreement)

The Owners shall get jointly as a single unit :-

(a) **40%** (forty five percent) of the total flat area and/or floor area sanctioned by the competent authority/authorities, in respect of the **residential portion** of the proposed building(s) and such allocation shall be provided on all the available floors proportionately in terms of the aforesaid ratio which shall also include 40% of the car parking spaces as well in the proposed building(s); AND **50%** of the total floor area sanctioned by the competent authority/authorities, in respect of the **commercial portion** of the proposed building(s) and such allocation shall be provided as far as practicable on the western side of the proposed building(s) proportionately in terms of the aforesaid ratio TOGETHER WITH proportionate undivided ~~impartible~~ share and/or interests in the Land ALONGWITH common areas and facilities in the proposed building(s) on pro-rata basis.

(b) Handing over and receipt of such consideration by any or either of the parties of the FIRST PART as well as SECOND PART shall fully absolve the parties of the SECOND PART of their liabilities in this regard in all respect. The owner(s) shall in no case be entitled to raise any dispute as regards receipt of their proportionate shares of the consideration of this agreement ~~unless~~ the same are handed over or paid in full to any or either of the parties of the FIRST PART upon obtaining due receipts therefor in terms of this agreement.

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1.7. DEVELOPERS' ALLOCATION:

The Developers' allocation shall mean and include the remaining **60%** (Sixty percent) of the total flat area and/or floor area sanctioned by the competent authority/authorities, in respect of the **residential portion** of the proposed building(s) and such allocation shall be provided on all the available floors proportionately in terms of the aforesaid ratio which shall also include 60% of the car parking spaces as well in the proposed building(s); AND **50%** of the total floor area sanctioned by the competent authority/authorities, in respect of the **commercial portion** of the proposed building(s) and such allocation shall be provided as far as practicable keeping aside the Owners' allocation on the western side of the proposed building(s) proportionately in terms of the aforesaid ratio TOGETHER WITH proportionate undivided impartible share and/or interests in the Land ALONGWITH common areas and facilities in the proposed building(s) on pro-rata basis.

The Developers shall have the exclusive right to deal with and dispose of the several flats, units, commercial spaces, including the car parking spaces and any other portion(s) of the proposed buildings in their share and the common facilities and amenities incidental thereto in their own way without any interference of the Owners ; and the Owners shall be obliged to execute the relevant deeds of conveyance incidental thereto as and when occasions arise.

- 1.8. **BUILDING PLAN:** Shall mean the proposed B+G+12 storied Residential cum Commercial Building plan to be sanctioned by the competent authorities, and/or any other revised, modified or subsequent plan(s) to be sanctioned by the competent authorities on the said property based on their preparations by the Developers' architects.
- 1.9. **POWER OF ATTORNEY:** By these presents, along with the execution of this agreement, the owners do hereby also grant a general power of attorney for development of the said property in favour of the Developers herein, or any nominated person/persons of the Developers in accordance with law so that the Developers can proceed in furtherance of and in accordance with this agreement.
- 1.10. **TRANSFER:** With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multi-storied building to purchaser thereof although the same may not amount to a transfer in law without causing in any manner any inconvenience or disturbance to the owners.
- 1.11. **TRANSFeree:** Shall mean person/persons, firm, limited company, and association of persons to whom any space in the building(s) may be transferred.
- 1.12. **FORCE MAJEURE:** Means and includes natural calamities, floods, and earthquakes and any other untoward event or events beyond the control of the Developers.
- 1.13. **WORDS:** Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and similarly words importing neuter gender shall include masculine and feminine genders, as applicable.

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2. COMMENCEMENT & TIME LIMIT

This agreement shall be deemed to have commenced with effect from the date of execution of this Agreement; and the time limit for completion of the said project is **four years** from the date of sanction of the building plan. The time limit for causing sanction of the proposed building plan is maximum six months, subject however to any further delay which is otherwise being not attributable to the developer(s). There shall be a further grace period of one year over and above the aforesaid four years of time limit BUT only on the bonafide legally admissible grounds of Force Majeure.

3. OWNERS' RIGHTS AND REPRESENTATIONS:

3.1. The owner(s) hereby declare(s) that they are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.

3.2. The owner(s) hereby declare(s) that there is/are no other owner or owners or any other lawful claimants in respect of the said property, and in future if any person or persons happen(s) to claim his/her/their shares in the said property, in that case the owners herein (who are signing this agreement) shall be jointly and severally liable for that which shall be adjusted from the present owners' allocation.

3.3. The owners shall co-operate with the developers in every possible manner and do all such things as and when required for furtherance and successful completion of the said project including rendering of full assistance and co-operation to the developers in obtaining sanction/revision of the site plan as well as building plans, loans for the said project from any financial or banking institutions etc. at the Developers' costs.

3.4. The owners shall not be liable to incur any portion of the costs of and/or incidental to the said project.

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- 3.5. The owners or their constituted attorney shall be liable to execute such deeds of conveyance and documents in favour of the intending purchaser/s and/or transferee/s as are required to be made at the instance of the developers for effective transfer of any unit/space in the buildings in respect of the said property.
- 3.6. The Owners hereby agree and covenant with the developers not to cause any interference or hindrance in the construction of the buildings on the said property by any way if the proposed project is otherwise undertaken and/or carried on by the developers in accordance with law.
- 3.7. The Owners hereby agree and covenant with the developers not to do any act or deed or thing whereby the developers may be prevented from selling, assigning and/or disposing of any portion or portions of the space in the proposed buildings or of the said property.
- 3.8. In terms of clause D of the Memorandum of Understanding dated 30th September, 2022, executed by and between the parties herein, the Owners are entitled to the balance amount of rupees ten lakhs only payable by the developers immediately upon sanctioning of the present proposed building plan. The entire amount of earnest money and/or security deposit referred to in the said clause D of the Memorandum of Understanding is flexibly adjustable with the aforementioned allocations of the parties proportionately on mutually accepted market rate of the proposed flat/unit/commercial space/car parking at the relevant point of time and subject to the mutual agreement of the parties of the First and Second Part. However, in case of failure of such adjustment, the said earnest money and/or security deposit is refundable in terms of ~~money only~~. The time limit for such refund or adjustment shall be in commensurate with the time limit for completion of the project in terms of the Development Agreement.
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- 3.9. The Owners shall be entitled to separate alternative arrangements for their accommodation at a separate place during the tenure of this development agreement on mutually agreed terms and conditions upon execution of a separate deed of agreement by and between the parties herein. A specified time limit for providing shifting back of the Owners' residence to the scheduled property in commensurate with the time limit for completion of the project in terms of this Development Agreement shall be given which shall not exceed four years from the date of execution of these presents.
- 3.10. The Owners shall be entitled to continue with their existing businesses in "as is where is basis" as far as and as long as practicable during the tenure of this development agreement AND their appropriate shifting to the newly constructed building(s) shall be given in such a manner that their running businesses otherwise do not get obstructed or hampered owing to the proposed development works. However, with regard to the sanctioning of site/building plan, if any issue arises in respect of the present condition and/or situation of the locale which otherwise demands clear vacancy of the site, necessary steps may be taken to clear the site, and for that purpose make-shift arrangements shall also be made by the developer(s) on requirement basis so as to cause to continue the said existing businesses run there from unhindered during the tenure of this agreement and till they are properly shifted to the new building(s).
- 3.11. The owners' allocation shall be determined and provided to the Owner(s) proportionately in physical terms or in terms of whole or fractional money value as well, calculable at the agreed market rate per square foot of the selling prices of the different flats and/or units/floor area, as and when occasion arise and/or as agreed between the parties on supplementary and/or additional terms and conditions. Subject to the full and final apportionment of the respective allocations, the Owners hereby agree and covenant with the developers not to let out, grant, transfer, assign, lease, mortgage and/or create charges in any portion or portions of the space in the proposed buildings or of the said property by their own way save and except at the instance of the developers and shall co-operate in all respect with the developers in disposing of any portion or

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portions of the flat area or unit and space in the proposed buildings or of the said property including the developers' allocation.

- 3.12 The owners shall be liable to produce the original papers/documents to the developers or any other authorities in respect of the said property as and when required for successful implementation of the project.

4. DEVELOPERS' RIGHTS AND REPRESENTATIONS:

- 4.1. The owners hereby grant, subject to what has been hereunder provided, exclusive right to the developers to build upon and to exploit commercially the scheduled plots of land and to construct new buildings thereon in accordance with the plan sanctioned by the competent municipal and/or statutory authorities with or without any amendment and/or modification thereto made or caused to be made by the parties hereto. The proposed plan is for a B+G+12 storied residential cum commercial building, subject however to the subsequent sanction of any additional floor(s), the developer(s) shall have the right to build the same on similar terms and conditions as stated herein these presents.

- 4.2 All applications, plans and other papers and documents as may be required for the purpose of obtaining necessary sanctions/permissions from the appropriate authorities shall be prepared and/or submitted by the developers on behalf of the owners at the developers' costs and expenses and the developers shall incur all expenditures of and/or incidental to the said project and shall pay all charges and bear all fees and remunerations including that of architect, chartered accountant and lawyer, which are required to be paid for effective exploitation of the said property; provided however, that the developers shall be exclusively entitled to get refunds, if any, of any or all payments and/ or deposits that are made by the developers.

- 4.3 The Developer(s) shall be liable to provide separate alternative

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with the plan to be sanctioned by the competent authority in and over the said plots of land for commercial exploitation of the same.

- 5.2 The developers shall construct and complete the residential cum commercial flats/units and car parking spaces in accordance with the plan to be sanctioned by the competent authority/authorities and shall make it fit for occupation with proportionate right in all common portions of the said new building(s).

6. POSSESSION & DEMOLITION:

Immediately on or upon execution of these presents the owners shall give quiet, peaceful, vacant and unencumbered possession of the scheduled land to the developers AND with the execution of this presents the developers shall acquire right to survey the entire premises and for making soil testing and preparation for construction of the proposed buildings as would be necessary.

7. COMMON LIABILITIES AND FACILITIES:

- 7.1. The developers shall be exclusively responsible for payment of all municipal/panchayat/development authorities and property taxes, rates, duties and other public outgoings and impositions whatsoever in respect of the said property which are accruing due as and from the date of execution of these presents and handing over of vacant and peaceful possession of the said property to the developers till the date of actual transfer of the same to the transferees AND if there be any dues of such rate/s which have accrued before the date of execution of these presents and handing over of the said property to the developers, that would be borne by the owners exclusively.
- 7.2. If any such above rates, taxes, and/or fees are paid by either of the parties without actually and/or properly ascertaining their mutual liabilities and obligations as determined hereinabove, they shall be reimbursed by either of the parties as the case may be.
- 7.3. The owners shall not do any act, deed or thing whereby the developers are prevented from doing construction of the proposed buildings and/or are prevented from successful completion of the said project.

8. COMMON RESTRICTION:

Both the parties shall be guided by all Laws, bye-laws, rules and regulations of the Government, local bodies and associations when

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formed in future, as the case may be, without invading the mutual rights and obligations of the parties.

9. OWNERS' INDEMNITY:

The owners hereby undertake that the developers shall be entitled to construct the said proposed building(s) and shall commercially exploit the same in terms hereto without any interference and/or disturbance by the owners.

10. DEVELOPERS' INDEMNITY:

The developers hereby undertake to keep the owners indemnified against all third party claims and actions arising out of any sort of act or commission or omission of the developers or in relation to the construction of the said new buildings strictly in terms of the plan sanctioned by the competent authority.

11. MISCELLANEOUS:

11.1 Nothing in these presents shall be construed as a demise or assignment or conveyance by the owners of the said property or any part thereof to the developers creating thereby any right, title and interests in respect thereof in the developers other than an exclusive right to exploit the same in terms hereof, provided however, the developers shall be entitled to borrow money/loan from any financial Institutions, Bank or Banks without creating any financial liability on the owners or affecting their estate and the owners shall not be encumbered and/or be liable for payment of any dues arising out of such financial liability and for that purpose the developers shall keep the owners indemnified against all claims, actions, suit, proceedings and costs, charges and expenses in respect thereof.

11.2 Any notice required to be given by the developers shall without prejudice to any other mode of service available be deemed to have been served upon the owners if sent to them under registered/speed post at the address given in this agreement.

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- 11.3 The owners hereby fully agree and consent that the developers shall have the right to advertise, fix hoardings or sign boards of any kind relating to the publicity and for the benefit or commercial exploitation of the new buildings pertaining to the said project at their own costs and risks from the date of execution of this agreement, and upon completion of such buildings and constructions or earlier, all such advertisements and hoardings shall be cleared of by the developers at their own costs.
- 11.4 The owners hereby further agree and consent that the costs for installations of Generator/Power Backup and Elevator(s) incidental to the proposed project/building shall be proportionately borne by them as per their allocation which shall be realized at an equitable and fixed rate from all the prospective buyers of the different flats/commercial units/car parking spaces in the said building irrespective of the Owners or Developers allocation and upon mutually agreed rate by both the parties herein.
- 11.5 The name of the proposed building complex will be "STAR MANSION".
12. **FORCE MAJEURE:**
The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any force majeure and this contract shall remain suspended during the subsistence of such force majeure, if any.
13. **JOINT OBLIGATION:**
The developers shall develop and construct multi-storied buildings on the said property after utilizing the available Floor Area Ratio as per the existent rules and regulations under the law of the land. The owners shall lend their names and signatures in all papers, plans, documents and deeds (if required) which may come in the way of the development and for successful implementation of the
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project since the project will be that of the developers in the name of the owners.

AND WHEREAS in pursuance of the above agreement the Owners hand over the possession of the said property to the developer(s) which the latter accept and get to enter into the lawful possession of the same.

AND WHEREAS the developer(s) have requested the Owners to grant Power of Attorneys in their favour to enable them to start and carry on with the project and to start construction on the said land and to do all other acts and things, which have been agreed to be done.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSTH THAT

- (1) HASINA BEGAM (PAN - FSXPB5042K) wife of Late Manjur Ansari
- (2) SAKIL ANSARI (PAN - DDWPA6913G) son of Late Manjur Ansari,
- (3) MD AKIL ANSARI (PAN - AMFPA8862K) son of Late Mohammad Manzoor Ansari, having address at H/No- 28/1, BL No-2, P.O. Kankinara, Bhatpara(m), Dist. - North 24 Parganas - 743126,
- (4) NAYEM ANSARI (PAN - AHAPA2834P) son of Late Mohd Manzoor Ansari, (5) MD. KAYEM ANSARI (PAN - AHAPA6196L) son of Late Md. Manjur Ansari, (6) SHABNAM NISHA (PAN - BRTPN8489H) wife of Md. Rizwan Ansari, (7) ANJUM ARA (PAN - BFLPA8476B) wife of Nasim Ahmed, having address at P.B.M. Road, Champdani, Dist.- Hooghly - 712222, (8) RAQIBA BEGAM ANSARI (PAN - DGLPA9078J) w/o Late Shamim Ansari, (9) MD SIRAJ ANSARI (PAN - BRQPA0931G) son of Late Md. Shamim Ansari, (10) SHAHENA SHAMIM (PAN - GGRPS8590C) daughter of Late Shamim Ansari, (1) to (10) all are by faith-Islam and excepting (3) and (7), all having address at Vill.-Bamchandaipur, P.O.- Joteram, P.S.-Shaktigarh, Dist.-Purba Bardhaman- 713104, being the owners of the scheduled Property doth hereby nominate, constitute and appoint ASRAF ALI CHOWDHURY (PAN-AFNPC8949J), son of Md. Hassan Chowdhury, by faith - Islam, by occupation - business, having address at Khagragaria, P.O.-Rajbati, P.S.-Burdwan

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Sadar, Dist.-Purba Bardhaman- 713104, being one of the Directors of PURBASA REAL ESTATE PRIVATE LIMITED, hereinafter referred to as our Attorney, to be our true and lawful attorney in our names and on our behalf to do jointly or severally all and/or execute all or any of the following acts, deeds, matters and things for us and on our behalf and in our names viz.

1. To develop and negotiate for selling and to accept advance booking of the buildings consisting of several flats/units for residential/commercial purpose in the said property.

2. To apply for permission/exemption from the Competent Authority, the State of West Bengal and/or any other authority/ authorities under the law as may be required and for all the permission and/or sanction incidental to the developmental project as required in law and for that purpose to make any declarations, sign forms in our names and on our behalf as our Attorney(s) shall deem fit and proper, and also to appear before any competent or appellate authorities under the law and/or State Government in connection with different permissions and/or sanctions incidental to the development of the said property as aforesaid and generally to do various acts, deeds, matters and things connected with the matters relating to such development in the manner our said Attorney(s) may deem fit and proper and conducive in connection with all matters pertaining thereto.

3. To make and prepare and/or cause to be made and prepared at their entire cost all such layout, sub-division, plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of our said Attorney(s) for the purpose of constructing the buildings and flats/units on the said property before the Municipal Authority and/or any other Concerned Authority and/or Local Bodies and to engage the services of any Architect, Engineer,

W. K. Advocate

Consultant, or any person as may be necessary or advisable at the discretion of our said attorney and to pay necessary fees and premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the proposed buildings and flats/units sanctioned by the Municipal and other authorities.

4. To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the said property from the date of the said agreement onwards.

5. To commence, carry out and complete and/or cause to be commenced and completed, construction work at their entire cost on the said property in accordance with the sanctioned plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations, which are made by the Government and/or Municipal Authority and/or any other Competent Authority or authorities for the time being are strictly observed.

6. To invite prospective customer(s)/purchaser(s) and offer for the purpose of booking of one or more flats/units or structures in the building(s) on the said property, to accept such advance booking(s) or offers and such consideration(s) and on such terms and conditions as the said attorney may in his/their absolute discretion deem fit.

7. To enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development of the said property wholly, partly or in stages and for constructions of buildings or structures thereon and/or furnishing the premises therein as the said attorney may in his/their absolute discretion deem fit and to pay the costs of construction and development of the said buildings, flats/units or

Ray Advocate

structures and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipts and discharges therefore, and to enter into contracts for supply of materials, labour and for all other services as may be required for development and construction of the buildings or structures on the said property on such terms and conditions as our said attorney may in his/their /her absolute discretion deem fit and proper.

8. To carry on correspondence with all concerned authorities and bodies including the Government and all its departments, the Municipal Authority and/or Police Authorities, for the time being, in connection with the proposed development project to be carried out on the said property and any other matters pertaining to the said property and incidental to the said development agreement.

9. To appear and represent us before any and all concerned authorities and parties as may be necessarily required and/or advisable in the sole discretion of our said Attorney(s) for or in connection with the development of the said property and to make such agreements arrived at such arrangement as may be conducive to the development work and completing the same.

10. To enter upon the scheduled property at any time and do all such acts which are otherwise lawful and necessarily required and/or advisable in the sole discretion of our said Attorney(s) for or in connection with the development of the said property.

11. To represent before the public, local and/or private authorities in respect of the development of the property and to make such of the actions and things as may be necessary for effectually commencing the said development work and completing the same.

12. To deal with and correspond with WBSEDCL for obtaining electric connection including execution of lease deed in respect of any portion of the said property for the purpose of enabling the

Wary Advocate

Electric Supply Company to put up and erect an electric sub-station and/or transformer for the supply of electricity to the buildings and flats/units therein that may be constructed on the said property and for that purpose to sign all letters, applications, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.

13. To empower on our behalf and in our name and to represent our interest before all and sundry authorities under the law for any purpose(s) as may be necessary under any local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whosoever for the aforesaid developmental purpose.

14. To make applications for connections, electric supply, water and other incidental requirements which may be required for the purpose of efficacious development of the aforesaid property.

15. To ask, demand, sue for, enforce payment and/or recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or mesne profits in respect of the said property which now are or which at any time or times hereafter may become due and payable to us.

16. To apply for refund of deposits made or to be made with the Municipal Authority, WBSEDCL, and other concerned Authorities, and receive the said refunds on our behalf.

17. To nominate, appoint, engage and authorise solicitors, advocates, Income-tax and Sales-tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub-Contractors and other professional agents and to sign and give warrants or vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remuneration including special fees and charges.

18. To
Advocate

18. To make, sign and submit applications, petitions, letters and writing appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities for all and any licenses, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development of the said property.

19. In connection with or relating to the said property to take action against person or tenants, occupiers, etc. if any, in any court, to represent us in any Court of law and to sign all applications, complaints, written statements, applications, affidavits, review, appeal, petitions, on our behalf from time to time be found necessary, proper and/or enter into any agreement relating to said development of property or to refer the same to arbitration or to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocate(s), Solicitors and Counsel and to sign vakalatnama and/or authorisations on our behalf, but at their entire risk as to costs.

20. To make application before the municipal authorities and such other private and public authorities for making availability of water, electricity, etc. on the said property that may be required for commencing the development work and to complete the same and for that to execute necessary writings including undertakings.

21. To make applications to the government or semi-government authorities for sanction of cement and steel and/or such other building materials as may be required for the said development work and for that purpose to execute necessary writings including undertakings and bonds and to furnish necessary deposits for the same.

22. To manage the said property written hereunder and to take such of the steps as may be necessary to manage the said property till the time of completion of the said development.

W. R. Advocate

23. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which we ourselves could have done for the completion of the said development work.

24. To do any act, deed or thing, as our said Attorney(s) may deem fit and proper and necessary in the best interest of us and in the best interest of the said property.

25. To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes in the best interest of the said property.

26. For any of the purposes mentioned hereinabove to sign all applications, papers, undertakings, terms and conditions as may be required from time to time, at their own cost.

27. To advertise in the newspapers for the sale of residential flats/commercial units in the development and to enter into agreements for the sale of such Residential flats/commercial units with the prospective purchasers on and for such price or consideration and upon such terms and conditions as our said Attorney(s) shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said Agreements for Sale of residential/commercial flats/units and to do all such necessary acts and things as may be necessary or proper in that behalf.

28. Subject to fulfillment of obligations under the said agreement of development, to sign and execute for us and on our behalf any conveyance(s) and to present any such conveyance(s) for registration, to admit execution and receipt of consideration before the Sub-Registrar having authority for and to have the said conveyance(s) registered and to do all acts, things and deeds, which our said Attorney(s) shall consider necessary for conveying the said property or

W. S. Adv. 12/12/2020

portions, flats/units/car parking spaces thereof upon development to the purchaser(s) or their nominee or nominees as fully and effectively in all respects as we could do the same ourselves.

29. To sign declarations as may be required under the Income-tax Act and application there under and to appear before any taxing authority on our behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income-tax Act, 1961.

30. To present for registration with the registering authority the document or documents of whatsoever nature executed by us which are incidental to the said developmental project and to admit the execution thereof before the registering authority.

31. To sign transfer forms, documents and writing for transferring the property or portions thereof in the records of Government or municipal authorities and other public authorities and to do all other acts in connection therewith.

32. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as our attorney(s) may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and we hereby agree at all times to ratify and confirm whatever our attorney or any such substitutes or substitute shall lawfully do or cause to be done in or about the said properties and even in case of our demise our heirs and successors-in-title or administrators and assigns shall remain bound to reconstitute ~~our said~~ attorney or his/her/their nominees with such powers as per their directions.

33. To do everything whatever which may be at the sole discretion of our said Attorney(s) deemed fit, or expedient for sale and/or enjoyment and/or development of the said property and which we

Advocate

ourselves could do if personally present and as if this power had not been executed.

34. And generally to do and cause to be done all acts, deeds, matters and things as our said Attorney(s) shall think fit and proper for the purpose of sale of flats/units and enjoyment and the development of the said property, as amply and effectual as we could have personally done.

35. All charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by our said Attorney(s) in exercise of any power or powers herein contained shall be borne and paid and provided for by our said attorney(s) themselves and we shall not be responsible for the same and the said Attorney(s) shall indemnify and keep indemnified our estate and effects from and against the payment of the aforesaid costs, charges, that may have to be paid by us by reason of our Attorney(s) doing or causing to be done any act, deed, matter or thing by virtue of these presents.

36. The Owners hereby agree and undertake to ratify and confirm all and whatsoever the said attorneys under the power in that behalf and shall lawfully do or cause to be done in the premises either jointly and/or severally aforesaid by virtue of these presents.

37. This power of attorney has been granted without receiving and/or intending to receive any monetary or other financial consideration for execution of the same.

DISPUTE REDRESSAL MECHANISM

1. The Parties shall use their respective reasonable endeavours to settle any dispute amicably. If a dispute is not resolved within thirty(30) days after written notice of a dispute by one Party to the other Party

*Ray
Advocate*

amicably, then the Dispute shall be finally settled by arbitration in accordance with the Arbitration and Conciliation Act, 1996.

2. The venue and seat of such arbitration shall, unless otherwise agreeable to the Parties, be at Burdwan, West Bengal, India.

3. Subject to the provisions of these presents, the Courts at Burdwan shall have jurisdiction over these presents.

SCHEDULE

(The demised Plot of land)

ALL THAT the piece and parcel of land measuring an area of about **36 decimals**, be the same a little more or less, comprised and contained in J.L. No. 74, **Mouza - Bamchandaipur, R.S. Plot No. 1518**, under R.S. Khatian No. 601, corresponding to L.R. Plot Nos. 2422 measuring about 06 decimals and 1755 measuring about 30 decimals, under L.R. Khatian No. 45/1 followed by L.R. Khatian Nos. 3445, 3446, 3447, 3448, 3449, 3450, 3451 & 3452, P.S. Burdwan Sadar, Dist. Purba Bardhaman - 713104, within the limits of Baikunthapur-I Gram Panchayat, **ALONG WITH** all liberties, privileges and easement rights appurtenant thereto and **TOGETHER WITH** all rights, title, interests, possession of the owners through their predecessor which is butted and bounded as follows :-

ON THE NORTH : ULHAS

ON THE SOUTH : G.T. ROAD

ON THE EAST : DRAIN

ON THE WEST : BARTAMAN PRESS

*UPR
Bardhaman*

[SPECIFICATION OF WORK]

- Foundation and Super-structure : The building shall be designed on reinforced cement concrete foundation with RCC Columns, Beams based on computerized programme or as per specification of the Architect & duly sanctioned by competent authorities.
- Building : R.C.C frame structure Building.
- Wall : Brick wall with cement mortar of about 250 mm brick masonry exterior wall and 75 to 125 mm brick masonry interior wall.
- Windows : Aluminum frame with glass panel shutter.
- Doors : Flush Door with quality timber frame.
- Flooring : Marble/Vitrified Tiles flooring .
- Kitchen : Marble/ Vitrified Tiles flooring and wall tiles on Cooking platform.
- Toilet : Marble/Tiles flooring and wall tiles .
- Plumbing : CPVC/UPVC pipes with ISI quality fittings.
- Water Supply : G.I. PVC pipe with standard fittings in kitchen/toilet, overhead tank.
- Painting : Inside finish with primer on plaster of walls and exterior finish with decorative weather resistant paint over plaster.
- Elevator : of adequate capacity.

*VRay
Advocate*

Others

: Other works to be paid extra on the basis of quotations.

IN WITNESS WHEREOF both the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED



Hasina Begam By The Perm
of (Md. Kayum Ansari)

at Burdwan in presence of:-

1. Md. Mozaffar Ansari
S/o - Md. Shakil Ansari
VILL - BARI (70m) P.S. JOKRAM
P.S. Saktigarth, D.S. - P. Burdwan
2. Sa Raja
C/o - Sa Kumbhar
Pik Khara in Burdwan 913101

Md. Sakil Ansari

Md. Abul Ansari

(NAYEM ANSARI)

Md. Kayum Ansari

Shabnam Nida.

Ansari Aya.

Raiba Begam Ansari

Siraj Ansari

Shahena Shamim

SIGNATURE OF OWNER(S)

Putul Singh
Asrat Ali Chowdhury

Aparna Soma

Thuma Samanta

Samina Jahan

Shukla Sarkar

SIGNATURES OF DEVELOPER(S)

Drafted by and typed in the office of

UTTIYA RAY, Advocate
High Court at Calcutta
Enrolment No. WB/329/2002

Purbasa Real Estate Pvt. Ltd.

Director

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



Hasina Begum

By the pen of
Md. Kayum Ansari

SIGNATURE *Hasina Begum* By the pen of Md. Kayum Ansari

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



Md. Sakil Ansari

SIGNATURE *Md. Sakil Ansari*

Left Hand Impression	Little	Ring	Middle	Index	Thumb
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Md. Akil Ansari

SIGNATURE *Md. Akil Ansari*

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Right Hand Impression	Thumb	Index	Middle	Ring	Little



نایم انصاری
NAYEM ANSARI

SIGNATURE *نایم انصاری* (NAYEM ANSARI)

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Md. Kayum Ansari

SIGNATURE Md. Kayum Ansari

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Shabnam Nisa

SIGNATURE Shabnam Nisa

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Arjum Ara

SIGNATURE Arjum Ara

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Raqiba Bagum Ansari

SIGNATURE Raqiba Bagum Ansari

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SIGNATURE Jyotsna Samanta

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SIGNATURE Aparna Saha

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SIGNATURE Samina Jahan

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SIGNATURE Shukla Sarwar

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Siraj Ansari

SIGNATURE Siraj Ansari

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Shahena Shamim

SIGNATURE Shahena Shamim

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Putul Singh

SIGNATURE Putul Singh

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Asraf Ali Chowdhury

SIGNATURE Asraf Ali Chowdhury

Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0203001197/2022	Date of Application	21/12/2022
Query No / Year	02032003569705/2022		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr MADAN CHAKRABORTY		
Stampduty Payable	Rs.10,001/-		
Registration Fees Payable	Rs.10,007/-		
Applicant Name of the Visit Commission	Mr Rabindranath Chakraborty		
Applicant Address	Burdwan		
Place of Commission	Near ullash Office, Burdwan		
Expected Date and Time of Commission	21/12/2022 6:00 PM		
Fee Details	J1: 250/-, J2: 300/-, PTA-J(2): 0/-, Total Fees Paid: 550/-		
Remarks			



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. Bardhaman, District Name :Purba Bardhaman

Signature / LTI Sheet of Query No/Year 02032003569705/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	HASINA BEGAM Village:- Bamchandaipur, P.O:- Joteram, P.S:- Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713104	Land Lord			Hasina Begam by the Pan of Md. Musaffar Ansari
2	SAKIL ANSARI Village:- Bamchandaipur, P.O:- Joteram, P.S:- Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713104	Land Lord			Md-Sakil Ansari 21.12.2022
3	Md AKIL ANSARI H/ NO 28/1 BL NO 2, City:- Bhalpara, P.O:- KANKINARA, P.S:- Kanchrapara, District:- North 24-Parganas, West Bengal, India, PIN:- 743126	Land Lord			Md Akil Ansari 21/12/2022

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BRQPA0931G

नाम / Name
MD SIRAJ ANSARI

पिता का नाम / Father's Name
MOHD SHAMIM ANSARI

जन्म का तिथि / Date of Birth
25/03/1998

सहस्र / Signature
Siraj Ansari



Siraj Ansari

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	MD KAYUM ANSARI Village:- Bamchandaipur, P.O:- Joteram, P.S:- Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713104	Land Lord			Md. Kayum Ansari 21-12-2022
5	SHABNAM NISHA Village:- Bamchandaipur, P.O:- Joteram, P.S:- Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713104	Land Lord			Shabnam Nisha 21-12-2022
6	ANJUM ARA P B M ROAD CHAMPDANI, City:- Not Specified, P.O:- HOOGHLY, P.S:- Haripal, District:- Hooghly, West Bengal, India, PIN:- 712222	Land Lord			Anjum ARA 21-12-2022
7	RAQIBA BEGAM ANSARI Village:- Bamchandaipur, P.O:- JOTERAM, P.S:- Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713104	Land Lord			Raqiba Begam Ansari 21-12-2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SIRAJ ANSARI Village - Barichandapur P.O. - JOTERAM, P.S. - Bardhaman, District -Purba Bardhaman, West Bengal, India, PIN - 713104	Land Lord			<i>Siraj Ansari</i> 21-12-22
5	Ms PUTUL SINGH BOREHAT, Block/Sector MOHANTA, ATTA CHAKI BOREHAT, City - Burdwan, P.O. - NUTANGANJ, P.S. - Bardhaman, District -Purba Bardhaman, West Bengal, India, PIN - 713102	Represent ative of Developer [PURBAS A REAL ESTATE PRIVATE LIMITED]			<i>Putul Singh</i> 21/12/2022
10	Mr ASRAF ALI CHONDHURY KINAGRAGAR, City - Burdwan, P.O. - RAJBATI, P.S. - Bardhaman, District -Purba Bardhaman, West Bengal, India, PIN - 713104	Represent ative of Developer [PURBAS A REAL ESTATE PRIVATE LIMITED]			<i>Asraf Ali Chondhury</i> 21.12.22

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
11	APARNA SOME LAXMIPUR MATH G T ROAD KANTAPUKUR LANE, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	Represent ative of Developer [PURBAS A REAL ESTATE PRIVATE LIMITED]			<i>Aparna Some</i> 21.12.2022
12	JHUMA SAMANTA LAXMIPUR MATH G T ROAD BAHIR SARBAMANGALA, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	Represent ative of Developer [PURBAS A REAL ESTATE PRIVATE LIMITED]			<i>Jhuma Samanta</i> 21.12.2022
13	SAMINA JAHAN 1 NO PAKMARA LANE, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	Represent ative of Developer [PURBAS A REAL ESTATE PRIVATE LIMITED]			<i>Samina Jahan</i> 21.12.2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
14	SHUKLA SARKAR MITHAPUKUR BHANGA MASJID, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104	Represent ative of Developer [PURBAS A REAL ESTATE PRIVATE LIMITED]			Shukla Sarkar 21.12.22
15	SHAHENA SHAMIM Village:- Bamchandaipur, P.O:- JOTERAM, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104	Land Lord			Shahena Shamim 21.12.22
16	MD NAYEM ANSARI Village:- Bamchandaipur, P.O:- Joteram, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104	Land Lord			Md Nayem Ansari 21-12-2022

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Md MUZAFFAR ANSARI Son of Md SHAKIL ANSARI Village:- Bamchandaipur, P.O:- JOTERAM, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104	HASINA BEGAM, SAKIL ANSARI, Md AKIL ANSARI, MD KAYUM ANSARI, SHABNAM NISHA, ANJUM ARA, RAQIBA BEGAM ANSARI, Md SIRAJ ANSARI, Ms PUTUL SINGH, Mr ASRAF ALI CHOWDHURY, APARNA SOME, JHUMA SAMANTA, SAMINA JAHAN, SHUKLA SARKAR, SHAHENA SHAMIM			Md. Muzaffar Ansari 21-12-2022

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHAPA6196L



नाम / Name
MD KAYUM ANSARI

पिता का नाम / Father's Name
MD MANJUR ANSARI

जन्म की तारीख
Date of Birth
06/01/1980

MD Kayum Ansari

हस्ताक्षर / Signature

28/02/2020

Md. Kayum Ansari

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DGLPA9078J



नाम / Name

RAQIBA BEGAM ANSARI

पिता का नाम / Father's Name

MAHMOOD ALAM

जन्म की तारीख /

Date of Birth

01/01/1976

Raqiba Khatoon

हस्ताक्षर / Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHAHENA SHAMIM
MOHD SHAMIM ANSARI
30/05/1994

Permanent Account Number

GGRPS8590C

Shahena Shamim

Signature



Shahena Shamim



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MD AKIL ANSARI
MOHAMMAD MANZOOR ANSARI
03/01/1969

Permanent Account Number

AMFPA8862K

MD Akil Ansari
Signature

MD Akil Ansari

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANJUM ARA

MANJUR ANSARI

01/01/1985
Permit to Account Number

BFLPA8476B

Anjum Aya
Signature



Anjum Aya

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DDWPA6913G



नाम / Name
SAKIL ANSARI

पिता का नाम / Father's Name
MANJUR ANSARI

जन्म की तारीख / Date of Birth
01/01/1987

Sakil Ansari
हस्ताक्षर / Signature

Md. Sakil Ansari

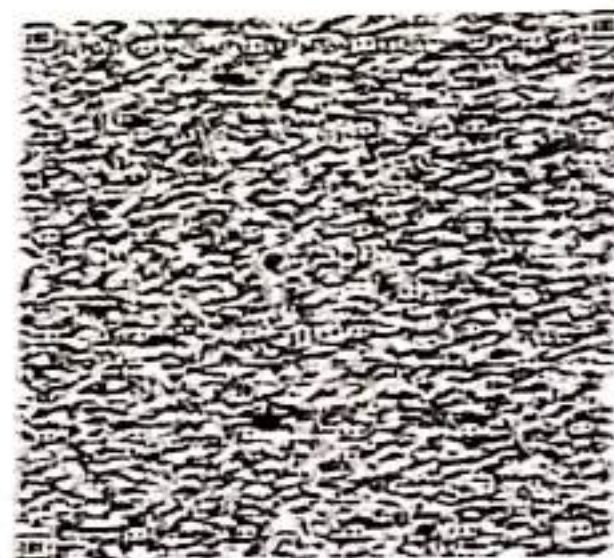
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
FSXPB5042K



नाम/Name
HASINA BEGAM

पिता का नाम/Father's Name
SHAA MOHAMMAD MEAI

जन्म की तारीख/
Date of Birth
01/01/1949


हस्ताक्षर/Signature

09072021

विभाग
DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MA JAHAN

ABDUL MASUM

25/04/1985

Permanent Account Number

AIGPJ3519H

Samina Jahan

Signature



27072017



आयकर विभाग

INCOME TAX DEPARTMENT

JUMA SAMANTA

RANJIT DAN

16/05/1977

Permanent Account Number

CDYPS3262R

Juma Samanta

Signature



भारत सरकार

GOVT. OF INDIA




28012006

इस कार्ड के बारे में : इसे पर प्रामाण्य सुरक्षा करें । लॉस्ट
 या चोरी होने पर तुरंत रिपोर्ट करें, एन एस सी यू -
 महती कॉलेज, टाऊन टॉवर, कपूरवाला रोड, कपूरवाला,
 एन. डी. मार्ग, गुरुदास पोल, गुवाहाटी - 781 013

If this card is lost / someone's lost card is found,
 please inform / return to
 Income Tax PAN Services Unit, NSUI,
 1st Floor, Yama Tower,
 Kumbhariya Compound,
 S. B. Marg, Langa Park, Guwahati - 781 013
 Tel: 91-23-240541, 240542, 240543, 240544, 240545, 240546

Juma Samanta

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SHUKLA SARKAR

SUSIL KUMAR SAHANA

18/02/1978

Permanent Account Number

CUAPS6747L

Shukla Sarkar

Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

APARNA SOME
NEMAI CHANDRA SAMANTA

18/10/1968
Permanent Account Number
BJHPS6847L

Aparna Some
Signature

10012007

Aparna Some

आयकर विभाग
INCOME TAX DEPARTMENT

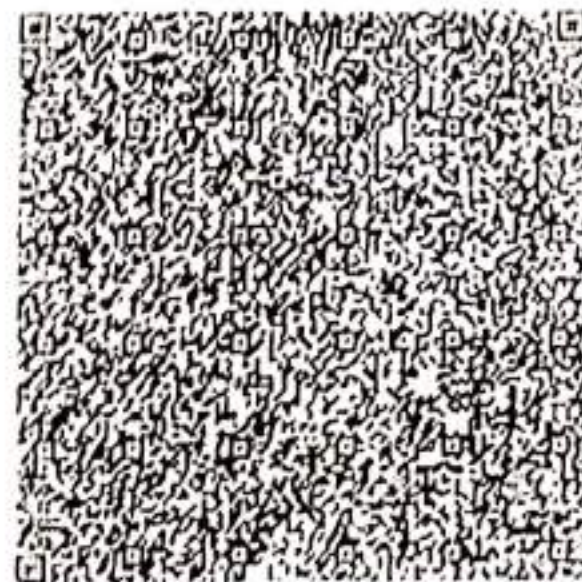


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFNPC8949J



नाम / Name

ASRAF ALI CHOWDHURY

पिता का नाम / Father's Name

MOHAMMAD HASSAN CHOUDHURY

जन्म की तारीख

Date of Birth

03/03/1970

Asraf Ali Chowdhury

हस्ताक्षर / Signature

31012020



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 1111/00805/13440

To
MD MUZAFFAR ANSARI
S/O: Md Shakil Ansari
G.T. ROAD
Bamchandaipur
Joterani
Burdwan - II Bardhaman
West Bengal 713101
9614667577

02/10/2015
28/06/1118



MP9366***60F



आपका आधार क्रमांक / Your Aadhaar No. :

9563 0649 5093

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



MD MUZAFFAR ANSARI
DOB : 26/11/1990
Male



9563 0649 5093

आधार - आम आदमी का अधिकार

Mr. Muzaffar Ansari



Scanned with OKEN Scanner

Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230222683738

GRN Details

GRN:	192022230222683738	Payment Mode:	SBI Epay
GRN Date:	20/12/2022 23:15:07	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2411413341013	BRN Date:	20/12/2022 23:15:59
Gateway Ref ID:	235490726457	Method:	State Bank of India UPI
GRIPS Payment ID:	201220222022268372	Payment Init. Date:	20/12/2022 23:15:07
Payment Status:	Successful	Payment Ref. No:	2003569705/2/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr UTTIYA RAY
Address:	MITHAPUKUR LANE, BURDWAN
Mobile:	9434009849
Email:	uttialaw@gmail.com
Period From (dd/mm/yyyy):	20/12/2022
Period To (dd/mm/yyyy):	20/12/2022
Payment Ref ID:	2003569705/2/2022
Dept Ref ID/DRN:	2003569705/2/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003569705/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	5001
2	2003569705/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	10007
Total				15008

IN WORDS: FIFTEEN THOUSAND EIGHT ONLY.

PAID



Major Information of the Deed

Deed No :	I-0203-00067/2023	Date of Registration	05/01/2023
Query No / Year	0203-2003569705/2022	Office where deed is registered	
Query Date	19/12/2022 3:16:45 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	MADAN CHAKRABORTY BURDWAN, Thana : Bardhaman District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 8637322575, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 69,66,907/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,001/- (Article:48(g))	Rs. 10,007/- (Article:E, B)		
Remarks			

Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Gram Panchayat: BAIKUNTHAPUR-I, Mouza: Bamchandaipur, JI No: 74, Pin Code : 713104

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1518	RS-601	Bastu	Bastu	36 Dec	1/-	69,66,907/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
Grand Total :					36Dec	1 /-	69,66,907 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	HASINA BEGAM (Presentant) Wife of Late MANJUR ANSARI Village:- Bamchandaipur, P.O:- Joteram, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: FSxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/12/2022 Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/12/2022 Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence



SAKIL ANSARI

Son of Late MANJUR ANSARI Village:- Bamchandaipur, P.O:- Joteram, P.S:-Bardhaman
District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Male, By Caste: Muslim, Occupation:
Business, Citizen of: India, PAN No.:: DDxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Individual,
Executed by: Self, Date of Execution: 21/12/2022
Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 21/12/2022
Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence

3 Md AKIL ANSARI

Son of Late Mohammad Manzoor Ansari H/ NO 28/1 BL NO 2, City:- Bhatpara, P.O:- KANKINARA, P.S:-
Kanchrapara, District:-North 24-Parganas, West Bengal, India, PIN:- 743126 Sex: Male, By Caste: Muslim,
Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status
:Individual, Executed by: Self, Date of Execution: 21/12/2022
Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 21/12/2022
Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence

4 MD KAYUM ANSARI

Son of Late MD MANJUR ANSARI Village:- Bamchandaipur, P.O:- Joteram, P.S:-Bardhaman
District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Male, By Caste: Muslim, Occupation:
Business, Citizen of: India, PAN No.:: AHxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Individual,
Executed by: Self, Date of Execution: 21/12/2022
Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 21/12/2022
Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence

5 SHABNAM NISHA

Wife of Md RIZWAN ANSARI Village:- Bamchandaipur, P.O:- Joteram, P.S:-Bardhaman
District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Female, By Caste: Muslim, Occupation:
House wife, Citizen of: India, PAN No.:: BRxxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Individual,
Executed by: Self, Date of Execution: 21/12/2022
Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 21/12/2022
Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence

6 ANJUM ARA

Wife of NASIM AHMED P B M ROAD CHAMPDANI, City:- Not Specified, P.O:- HOOGHLY, P.S:-Haripal, District:-
Hooghly, West Bengal, India, PIN:- 712222 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of:
India, PAN No.:: BFxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of
Execution: 21/12/2022
Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 21/12/2022
Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence

7 RAQIBA BEGAM ANSARI

Wife of Late SHAMIM ANSARI Village:- Bamchandaipur, P.O:- JOTERAM, P.S:-Bardhaman
District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Female, By Caste: Muslim, Occupation:
House wife, Citizen of: India, PAN No.:: DGxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Individual,
Executed by: Self, Date of Execution: 21/12/2022
Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 21/12/2022
Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence

8 Md SIRAJ ANSARI

Son of Late MD SHAMIM ANSARI Village:- Bamchandaipur, P.O:- JOTERAM, P.S:-Bardhaman
District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Male, By Caste: Muslim, Occupation:
Business, Citizen of: India, PAN No.:: BRxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Individual,
Executed by: Self, Date of Execution: 21/12/2022
Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 21/12/2022
Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence

SHAHENA SHAMIM

Daughter of Late SHAMIM ANSARI Village:- Bamchandaipur, P.O:- JOTERAM, P.S:-Bardhaman
 District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Female, By Caste: Muslim, Occupation:
 House wife, Citizen of: India, PAN No.:: GGxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Individual,
 Executed by: Self, Date of Execution: 21/12/2022
 Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of
 Execution: 21/12/2022
 Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence

10 Md NAYEM ANSARI

Son of Late Md Manzoor Ansari Village:- Bamchandaipur, P.O:- Joteram, P.S:-Bardhaman
 District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Male, By Caste: Muslim, Occupation:
 Business, Citizen of: India, PAN No.:: AHxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Individual,
 Executed by: Self, Date of Execution: 21/12/2022
 Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of
 Execution: 21/12/2022
 Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PURBASA REAL ESTATE PRIVATE LIMITED C/O SABIR HOSSAIN KALITALA MARKET B C ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 , PAN No.:: AAxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ms PUTUL SINGH Daughter of GOPAL SINGH BOREHAT, Block/Sector: MOHANTA ATTA CHAKI BOREHAT, City:- Burdwan, P.O:- NUTANGANJ, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BBxxxxxx1R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PURBASA REAL ESTATE PRIVATE LIMITED (as DIRECTOR)
2	Mr ASRAF ALI CHOWDHURY Son of Md HASSAN CHOWDHURY KHAGRAGARIA, City:- Burdwan, P.O:- RAJBATI, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx9J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PURBASA REAL ESTATE PRIVATE LIMITED (as DIRECTOR)
3	APARNA SOME Daughter of NEMAI CHANDRA SAMANTA LAXMIPUR MATH G T ROAD KANTAPUKUR LANE, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BJxxxxxx7L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PURBASA REAL ESTATE PRIVATE LIMITED (as DIRECTOR)
4	JHUMA SAMANTA Daughter of RANJIT DAN LAXMIPUR MATH G T ROAD BAHIR SARBAMANGALA, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CDxxxxxx2R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PURBASA REAL ESTATE PRIVATE LIMITED (as DIRECTOR)

SAMINA JAHAN

Daughter of KAZI ABDUL MASUM 1 NO PAKMARA LANE, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman
 District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx9H,Aadhaar No Not Provided by UIDAI
 Status : Representative, Representative of : PURBASA REAL ESTATE PRIVATE LIMITED (as DIRECTOR)

6 SHUKLA SARKAR

Wife of ARINDAM SARKAR MITHAPUKUR BHANGA MASJID, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman
 District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CUxxxxxx7L,Aadhaar No Not Provided by UIDAI
 Status : Representative, Representative of : PURBASA REAL ESTATE PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Md MUZAFFAR ANSARI Son of Md SHAKIL ANSARI Bwn, Village:- Bamchandaipur, P.O:- JOTERAM, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104			
Identifier Of HASINA BEGAM, SAKIL ANSARI, Md AKIL ANSARI, MD KAYUM ANSARI, SHABNAM NISHA, ANJUM ARA, RAQIBA BEGAM ANSARI, Md SIRAJ ANSARI, Ms PUTUL SINGH, Mr ASRAF ALI CHOWDHURY, APARNA SOME, JHUMA SAMANTA, SAMINA JAHAN, SHUKLA SARKAR, SHAHENA SHAMIM, Md NAYEM ANSARI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	HASINA BEGAM	PURBASA REAL ESTATE PRIVATE LIMITED-3.6 Dec
2	SAKIL ANSARI	PURBASA REAL ESTATE PRIVATE LIMITED-3.6 Dec
3	Md AKIL ANSARI	PURBASA REAL ESTATE PRIVATE LIMITED-3.6 Dec
4	MD KAYUM ANSARI	PURBASA REAL ESTATE PRIVATE LIMITED-3.6 Dec
5	SHABNAM NISHA	PURBASA REAL ESTATE PRIVATE LIMITED-3.6 Dec
6	ANJUM ARA	PURBASA REAL ESTATE PRIVATE LIMITED-3.6 Dec
7	RAQIBA BEGAM ANSARI	PURBASA REAL ESTATE PRIVATE LIMITED-3.6 Dec
8	Md SIRAJ ANSARI	PURBASA REAL ESTATE PRIVATE LIMITED-3.6 Dec
9	SHAHENA SHAMIM	PURBASA REAL ESTATE PRIVATE LIMITED-3.6 Dec
10	Md NAYEM ANSARI	PURBASA REAL ESTATE PRIVATE LIMITED-3.6 Dec

On 21-12-2022

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

Presented for registration at 19:20 hrs on 21-12-2022, at the Private residence by HASINA BEGAM, 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 69,66,907/-

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

Execution is admitted on 21/12/2022 by 1. HASINA BEGAM, Wife of Late MANJUR ANSARI, P.O: Joteram, Thana: Bardhaman

,, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by Profession House wife, 2. SAKIL ANSARI, Son of Late MANJUR ANSARI, P.O: Joteram, Thana: Bardhaman
,, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by Profession Business, 3. Md AKIL ANSARI, Son of Late Mohammad Manzoor Ansari, H/ NO 28/1 BL NO 2, P.O: KANKINARA, Thana: Kanchrapara, City/Town: BHATPARA, North 24-Parganas, WEST BENGAL, India, PIN - 743126, by caste Muslim, by Profession Business, 4. MD KAYUM ANSARI, Son of Late MD MANJUR ANSARI, P.O: Joteram, Thana: Bardhaman
,, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by Profession Business, 5. SHABNAM NISHA, Wife of Md RIZWAN ANSARI, P.O: Joteram, Thana: Bardhaman
,, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by Profession House wife, 6. ANJUM ARA, Wife of NASIM AHMED, P B M ROAD CHAMPDANI, P.O: HOOGHLY, Thana: Haripal, Hooghly, WEST BENGAL, India, PIN - 712222, by caste Muslim, by Profession House wife, 7. RAQIBA BEGAM ANSARI, Wife of Late SHAMIM ANSARI, P.O: JOTERAM, Thana: Bardhaman
,, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by Profession House wife, 8. Md SIRAJ ANSARI, Son of Late MD SHAMIM ANSARI, P.O: JOTERAM, Thana: Bardhaman
,, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by Profession Business, 9. SHAHENA SHAMIM, Daughter of Late SHAMIM ANSARI, P.O: JOTERAM, Thana: Bardhaman
,, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by Profession House wife, 10. Md NAYEM ANSARI, Son of Late Md Manzoor Ansari, P.O: Joteram, Thana: Bardhaman
,, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by Profession Business
Indetified by Md MUZAFFAR ANSARI, , Son of Md SHAKIL ANSARI, Bwn, P.O: JOTERAM, Thana: Bardhaman
,, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Business

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

Execution is admitted on 21-12-2022 by Ms PUTUL SINGH, DIRECTOR, PURBASA REAL ESTATE PRIVATE LIMITED (Private Limited Company), C/O SABIR HOSSAIN KALITALA MARKET B C ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Md MUZAFFAR ANSARI, , Son of Md SHAKIL ANSARI, Bwn, P.O: JOTERAM, Thana: Bardhaman
,, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Business

Execution is admitted on 21-12-2022 by Mr ASRAF ALI CHOWDHURY, DIRECTOR, PURBASA REAL ESTATE PRIVATE LIMITED (Private Limited Company), C/O SABIR HOSSAIN KALITALA MARKET B C ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Md MUZAFFAR ANSARI, , Son of Md SHAKIL ANSARI, Bwn, P.O: JOTERAM, Thana: Bardhaman
,, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Business

Execution is admitted on 21-12-2022 by APARNA SOME, DIRECTOR, PURBASA REAL ESTATE PRIVATE LIMITED (Private Limited Company), C/O SABIR HOSSAIN KALITALA MARKET B C ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Md MUZAFFAR ANSARI, , Son of Md SHAKIL ANSARI, Bwn, P.O: JOTERAM, Thana: Bardhaman
,, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Business

Execution is admitted on 21-12-2022 by JHUMA SAMANTA, DIRECTOR, PURBASA REAL ESTATE PRIVATE LIMITED (Private Limited Company), C/O SABIR HOSSAIN KALITALA MARKET B C ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Noted by Md MUZAFFAR ANSARI, , Son of Md SHAKIL ANSARI, Bwn, P.O: JOTERAM, Thana: Bardhaman
Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Business
Execution is admitted on 21-12-2022 by SAMINA JAHAN, DIRECTOR, PURBASA REAL ESTATE PRIVATE LIMITED
(Private Limited Company), C/O SABIR HOSSAIN KALITALA MARKET B C ROAD, City:- Burdwan, P.O:- BURDWAN,
P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Md MUZAFFAR ANSARI, , Son of Md SHAKIL ANSARI, Bwn, P.O: JOTERAM, Thana: Bardhaman
, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Business

Execution is admitted on 21-12-2022 by SHUKLA SARKAR, DIRECTOR, PURBASA REAL ESTATE PRIVATE
LIMITED (Private Limited Company), C/O SABIR HOSSAIN KALITALA MARKET B C ROAD, City:- Burdwan, P.O:-
BURDWAN, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Md MUZAFFAR ANSARI, , Son of Md SHAKIL ANSARI, Bwn, P.O: JOTERAM, Thana: Bardhaman
, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Business



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

On 23-12-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,007.00/- (B = Rs 10,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by by online = Rs 10,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/12/2022 11:15PM with Govt. Ref. No: 192022230222683738 on 20-12-2022, Amount Rs: 10,007/-,
Bank: SBI EPay (SBlePay), Ref. No. 2411413341013 on 20-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,001/- and Stamp Duty paid by by online = Rs 5,001/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/12/2022 11:15PM with Govt. Ref. No: 192022230222683738 on 20-12-2022, Amount Rs: 5,001/-, Bank:
SBI EPay (SBlePay), Ref. No. 2411413341013 on 20-12-2022, Head of Account 0030-02-103-003-02



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



On 27-12-2022

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,001/- and Stamp Duty paid by Stamp Rs. 5,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4395, Amount: Rs.5,000.00/-, Date of Purchase: 21/12/2022, Vendor name: Joyanta Das

Sanjit

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

On 05-01-2023

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.

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

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being No 020300067 for the year 2023.



Digitally signed by SANJIT SARDAR
Date: 2023.01.06 14:35:00 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 2023/01/06 02:35:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.

(This document is digitally signed.)