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A.R.A.  
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ADDITIONAL REGISTRAR OF  
ASSURANCES-II, KOLKATA

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

Additional Registrar  
of Assurances II Kolkata

30 AUG 2023

### GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, NVENT  
REALTY PRIVATE LIMITED (PAN No. AADCN0923F), a company incorporated  
under the Company Act, 1956, having its registered office at Premises No. 2, G. J. Khan

Sl. No. 18529 Sold to.....

Address.....

**A. K. Maity**  
Licensed Stamp Vendor  
10, Old Post Office Street  
Kolkata - 700001

Rs. 100/- (Rupees One Hundred) only

Due Date:..... Sign.....

25 AUG 2023

A. R. Hafiz (Adv)  
10 old post office Street,  
Kal - 700001



Sohail Alam  
S/o Mukhtar Alam  
Plot No. 341, Survey no 997/8  
Model Cellars, near Deep Bungalow  
Chowla, 5th Floor  
Pin no. 411016



Road, Post Office – Tiljala, Police Station – Tiljala, Kolkata – 700039, District – Kolkata, West Bengal, represented by its Director namely **FAIZ AHMED KHAN** (PAN NO. AIYPA1310P) (AADHAR NO. 7139 2435 8772), son of Javed Ahmed Khan, by Faith – Muslim, by Occupation – Business, by Nationality - Indian, residing at 2, Golam Gilani Khan Road, Post Office – Tiljala, Police Station – Tiljala, Kolkata - 700039, District – Kolkata, West Bengal, (hereinafter referred to as “the **PRINCIPAL**”)

**SEND GREETINGS:**

**WHEREAS** one Gobindo Khatick was the Karta of a Mitakshara Joint Family consisting of himself and his two sons, Fakir Chand Khatick and Pulin Behari Khatick and their children.

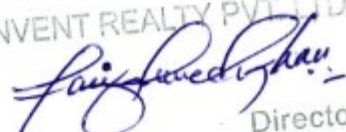
**AND WHEREAS** Pulin Behari Khatick for and on behalf of the said Joint Family but in his name purchased inter alia the premises No.90, Ripon Street, Calcutta which has since come to be known as 90, Muzaffar Ahmed Street, Calcutta and is comprised of two storied brick built dwelling house and several other brick built buildings TOGETHER WITH the land thereunto belonging containing an area of about 17 (Seventeen) cottahs more or less and is fully described in the FIRST SCHEDULE and is delineated in the plan annexed and marked “X” and therein bordered “RED” and referred to as “the said property”.

**AND WHEREAS** the said Gobindo Khatick died intestate leaving him surviving his two sons, Fakir Chand Khatick and Pulin Behari Khatick and their children and possessed, inter alia, of the said premises being No.90, Muzaffar Ahmed Street, formerly known as No.90, Ripon Street, Calcutta.

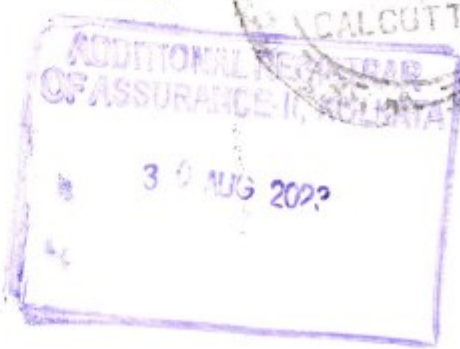
KALIM INFRASTRUCTURE (P) LTD.

  
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**AND WHEREAS** the said Fakir Chand Khatick died in the year 1928 and the said Pulin Behari Khatick died in the year 1961 whereupon disputes and differences arose between member of the family of the said Fakir Chand Khatick and of the family of the said Pulin Behari Khatick.


**AND WHEREAS** a suit being title Suit No.98 of 1964 (Basanta Kumar Khatick - versus- Smt. Taramoni Khatick and others) was filed in the court of the Ninth Sub-Ordinate Judge at Alipore, inter alia, for partition of the said joint family properties.

**AND WHEREAS** the parties to the said suit came to settle their differences and on the Eighteenth day of April, One Thousand Nine Hundred and Sixty Six, the parties to the said suit entered into a compromise and executed a solenama and filed the same in the said Court.

**AND WHEREAS** the said solenama not having been drawn up on a stamp paper of the requested value to operate as an effective final decree for partition, on the Twenty sixth day of February, One thousand Nine hundred and Eighty Eight, a joint petition of compromise was drawn up and signed by all the parties for amendment and alteration of same of the provisions of the said final decree dated the Eighteenth day of April One thousand nine Hundred and Sixty Six.

**AND WHEREAS** the learned Ninth Sub-Ordinate Judge, Alipore by an order dated the Twenty Ninth Day of November, One Thousand Nine hundred and eighty-Eight

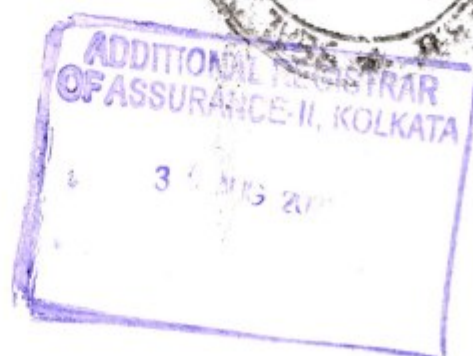
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amended the said final decree dated the Eighteenth Day of April, One Thousand Nine Hundred and Sixty-six and directed various amendments to be incorporated in the said final decree dated the Eighteenth day of April, One Thousand Nine Hundred and Sixty-six and directed that the final decree dated the Eighteenth day of April, One Thousand nine Hundred and Sixty Six amended and altered to the extend provided in the order dated the Twenty ninth day of November, One Thousand Nine Hundred and Eighty eight should form a part of the final decree dated the Eighteenth day of April, One thousand nine hundred and sixty Six and the final decree as amended be written on requisite stamp paper.

**AND WHEREAS** the said final decree dated eighteenth day of April, one thousand nine hundred and sixty six with the order dated the twenty ninth day of November, one thousand nine hundred and eighty-eight forming Part thereof and amended as therein contained was written on stamp paper was registered according to the directions contained in the order dated the twenty-ninth day of November, one thousand nine hundred and eighty-eight.

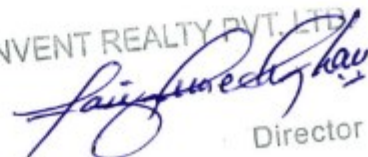
**AND WHEREAS** under the final decree dated the eighteenth day of April, one thousand nine hundred and sixty-six amongst other properties the premises No.90, Ripon Street (since numbered as 90, Muzaffar Ahmed Street), Calcutta was allotted exclusively to Basanta Kumar Khatick for being held by him as Karta of the Hindu Undivided Family consisting of himself and his wife and sons.

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**AND WHEREAS** no change or alteration with regard to the allotment of the said premises No.90, Ripon Street, since numbered as 90, Muzaffar Ahmed Street, Calcutta made by the final decree dated Eighteenth day of April, One Thousand Nine Hundred and Sixty Six to Basanta Kumar Khatick has been made by the joint petition of compromise final on the Twenty Six day of February One Thousand Nine Hundred and Eighty Eight and on which an order was made on 29<sup>th</sup> day of November, 1988 as aforesaid.

**AND WHEREAS** in the circumstances, the said Basanta Kumar Khatick and other members of the said Hindu undivided Family are absolutely entitled to sell free from all encumbrances the Premises No.90, Muzaffar Ahmed Street (Formerly No.90, Ripon Street), Kolkata-700016.

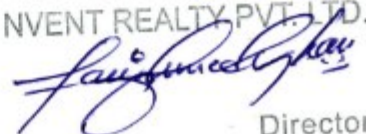
**AND WHEREAS** on the 22<sup>nd</sup> day of August, 1986 the Hatim and Company described therein as purchaser entered into an Agreement for Sale with the aforesaid owners Basanta Kumar Khatick and Another to purchase ALL THAT the premises No.90, Muzaffar Ahmed Street (Formerly No.90, Ripon Street), Kolkata, fully described in the Schedule 'A' hereto and hereinafter referred to as "the said premises" for purchase of the said premises at or for the consideration of Rs.4,52,000/- (Rupees Four Lakh and Fifty two Thousand) only paid to the Vendors the sum of Rs.85,000/- (Rupees Eighty five Thousand) only as earnest money, which agreement for sale was duly registered in the office of the Registrar of Assurances, Calcutta in Book No.I, Volume No.327 at Pages 497 to 518, Being No. 15248 for the year 1986.

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**AND WHEREAS** in view of the order dated the twenty ninth day of November, one thousand nine hundred and eighty-eight on the joint petition of compromise filed on the Twenty-sixth day of February One Thousand Nine Hundred and Eighty Eight all the disputes and differences referred to in the suit amongst the co-owners were settled and the Final decree dated the Eighteenth day of April, One Thousand Nine Hundred and Sixty Six amended to the extend contained in the order dated he 29<sup>th</sup> day of November, 1988 have been duly written on stamp paper and filed in the Court and registered as directed by the said order dated the 29<sup>th</sup> day of November, 1988.

**AND WHEREAS** the aforesaid owners have undertaken that notwithstanding the execution and registration of the Conveyance Deed pursuant to the said agreement, the Vendors shall at all times (even alter and execution and registration or the Conveyance Deed) keep the purchasers indemnified against all loss, damages and costs which the purchasers may incur or be put to because of their being any encumbrances court order or pending suit.


**AND WHEREAS** by virtue off a Registered Deed of Conveyance made on 22<sup>nd</sup> day of June, in the year of Christ One thousand Nine hundred and Ninety (1990) Between (1) Basanta Kumar Khatick, (2) Ranjit Khatick, (3) Gopal Krishna Khatick, (4) Biswanath Khatick, (5) Kashinath Khatick, (6) Srimati Sarda Khatick, (7) Kumari Sunita Khatick, therein mentioned as the Vendors of the One Part and (1) Srimati Reba Khatick, (2) Srimati Kamala Khatick, (3) Srimati Purnima Khatick, therein mentioned as the Confirming Parties of the Second Part and Hatim and Company, therein mentioned as the Purchasers of the Other Part and therein mentioned as the Vendor for and at a

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valuable consideration mentioned therein the said (1) Basanta Kumar Khatick, (2) Ranjit Khatick, (3) Gopal Krishna Khatick, (4) Biswanath Khatick, (5) Kashinath Khatick, (6) Srimati Sarda Khatick, (7) Kumari Sunita Khatick sold, conveyed, transferred, assigned and assured to and unto the said HATIM AND COMPANY ALL THAT full tenanted two storied brick built dwelling house and several other structures TOGETHER WITH the piece or parcel of land thereunto belonging or parts whereof the same are erected and built containing an area of about 17 (Seventeen) Cottahs more or less having building covering 11 (Eleven) Cottahs and Godown covering 6 (Six) Cottahs lying and situated at and being the Kolkata Municipal Corporation Premises No.90, Muzaffar Ahmed Road (Formerly 90, Ripon Street), under Police Station Park Street, Kolkata- 700016 alone with all casement rights thereto through over and underneath the Road/Common passage thereto and the said (1) Srimati Reba Khatick, (2) Srimati Kamala Khatick, (3) Srimati Purnima Khatick confirmed the same and the said Deed of Conveyance was duly registered at the Office of the Sub-Registrar of Assurances. Calcutta (Now Kolkata) and duly recorded in the Book No.I, Volume No.444, Pages from 479 to 502, Being No. 12674 for the year 1990.

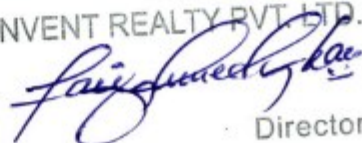
**AND WHEREAS** by virtue of the aforesaid Deed of Conveyance the said Hatim & Company, has become the absolute, rightful sole owner and lawfully and fully seized and possessed of in the fee simple in possession, together with other properties ALL THAT Fully tenanted two storied brick built dwelling house and several other structures TOGETHER WITH the piece or parcel of land thereunto belonging or parts whereof the same are erected and built containing an area of about 17 (Seventeen) Cottahs more or less having building covering 11 (Eleven) Cottahs and Godown

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covering 6 (Six) Cottahs lying and situated at and being the Kolkata Municipal Corporation Premises No.90, Muzaffar Ahmed Road (Formerly 90, Ripom Street), under Police Station Park Street, Kolkata - 700016 along with all easement rights thereto through over and underneath the Road/common passage thereto.

**AND WHEREAS** the said Hatim and Company upon purchasing the aforesaid property duly mutated its names in the Records of the Kolkata Municipal Corporation and paying the taxes regularly.

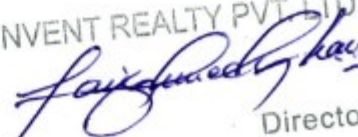
**AND WHEREAS** the above named **NVENT REALTY PVT. LTD.** along with **Kalim Infrastructure Pvt. Ltd.** by a registered Deed of Conveyance dated 15.12.2020 registered with the office of ARA-II Kolkata and recorded in Book No.I, Volume No.1902-2022, pages 1723 to 1775 being No.190200169 for the year 2022 purchased ALL THAT piece and parcel of land measuring 17 cottahs 00 chittacks 00 sq.ft. (more or less) lying and situated at premises No.90, Muzaffar Ahmed Street (formerly 90, Ripon Street) Post Office and Police Station- Park Street, Kolkata- 700016 from the aforesaid owner Hatim and Company at a consideration mentioned therein morefully described in the Schedule "A" hereinafter written:-

**AND WHEREAS** upon purchasing the aforesaid property, **NVENT REALTY PVT. LTD.** and **Kalim Infrastructure Pvt. Ltd** was duly mutated in the Assessment Register of the Kolkata Municipal Corporation.

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**AND WHEREAS** a plan was sanctioned from the Kolkata Municipal Corporation bearing No. 2019060026 dated 25/9/2019 for construction of a G+7 storied building.

**AND WHEREAS NVENT REALTY PVT. LTD.**, the Principal herein is busy with other projects as such have agreed to execute this General Power of attorney in favour of **Kalim Infrastructure Pvt. Ltd.**, as the attorney holder to as the true and lawful **Attorney Holder** for itself, in its name and on its behalf solely to do and execute all or any of the following acts, deeds and things that the principal could do, if the principal was personally present.

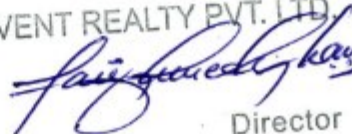
**NOW KNOW YE BY THESE PRESENTS, NVENT REALTY PRIVATE LIMITED (PAN NO. AADCN0923F)**, a company incorporated under the Company Act, 1956, having its registered office at Premises No. 2, G.J. Khan Road, Post Office – Tiljala, Police Station – Tiljala, Kolkata – 700039, District – Kolkata, West Bengal, represented by its Director namely **FAIZ AHMED KHAN (PAN NO. AIYPA1310P) (AADHAR NO. 7139 2435 8772)**, son of Javed Ahmed Khan, by Faith – Muslim, by Occupation – Business, by Nationality - Indian, residing at 2, Golam Gilani Khan Road, Post Office – Tiljala, Police Station – Tiljala, Kolkata - 700039, District – Kolkata, West Bengal (hereinafter referred to as “The **PRINCIPAL**”), do hereby and hereunder nominate, appoint and constitute and have nominated, appointed and constituted **Attorney Holder** namely **KALIM INFRASTRUCTURE PRIVATE LIMITED (PAN No. AAECK3582C)**, a company incorporated under the Company Act, 1956, having its office at 63, Rafi Ahmed Kidwai Road, 2nd Floor, Post Office – Park Street, Police Station - Park Street, Kolkata – 700016, District – Kolkata, West

KALIM INFRASTRUCTURE (P) LTD.



Director

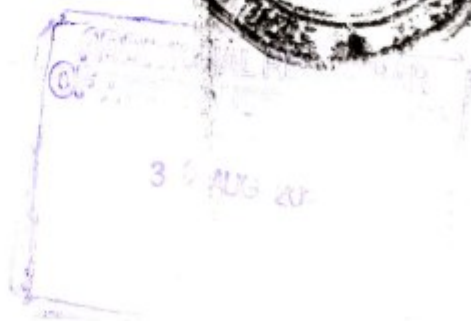
NVENT REALTY PVT. LTD.



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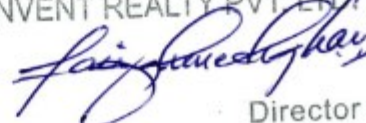
Bengal, represented by its Director namely **MR. FIRDOUS KALIM** (PAN NO. **ALKPK8786E**) (AADHAR No. **9254 5534 9513**), son of Late Md. Kalimuddin, by Faith – Muslim, by Occupation – Business, by Nationality – Indian, residing at 61, Muzzaffar Ahmed Street, Post Office – Park Street, Police Station - Park Street, Kolkata – 700016 as the true and lawful **Attorney Holder** for itself, in its name and on its behalf solely to do and execute all or any of the following acts, deeds and things, that is to say:

1. To manage and protect the said property as my Attorney for construction of the new building and to maintain and manage the affairs of the said property and to protect the same in all manners and to take all steps for the said purpose in the manner as may be thought, fit, proper and expedient including initiating criminal or civil actions and taking Police help and incurring costs and expenses and appointing guards and watchmen and to maintain peaceful and vacant possession of the said property.
2. To have the said Premises surveyed and measured and to pay for such surveys and have Plan(s) prepared.
3. To appoint consultants and experts for soil testing and also to appoint and engage Architects, Engineers, Structural Engineers, Drainage and Plumbing Engineers/Experts, Electrical Engineers and Contractors and all others experts or Consultants as may be deemed necessary by the Developer for developing the said property/Premises.

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4. To draw, prepare and sign on my behalf in the plan or Plan(s) and/or applications for requisite permission and/or sanctions for development and construction of the proposed building into and over the said property as may be necessary and for the said purpose to sign, verify and re-verify all applications, forms, undertakings, declarations, papers and documents.
5. To sign all papers and documents and applications and letters necessary for seeking permission from the authorities and all other departments for obtaining permissions for development and construction of the project at the said Premises.
6. To appear and represent me before the Kolkata Municipal Corporation, Calcutta Electric Supply Corporation Land Acquisition & Requisition Department, K.M.D.A. (Kolkata Metropolitan Development Authority), K.I.T. (Kolkata Improvement Trust), Land Ceiling Department, Police Station, Income Tax Department, Court, Tribunal etc., and all or any Govt. or Semi-Government, Private body or authority concerned and to sign and execute all papers and documents as may be required and do all acts, deeds and things that may be necessary.
7. To do in general all matters and things that may be necessary for the work of construction and to enter into all correspondence and sign all letters and papers, documents, letters, applications, declarations, indemnity bond, undertaking and to file and defend all suit, proceedings, litigations, appeals and arising out the contract and/ or termination thereof and/ or development of the said Premises and construction of

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building and all matters connected with the said project and to file all returns and comply with the provisions of statutes /rules and do other compliances that may be required from time to time by Government/ Authority as may be deemed necessary by the Developer for developing the said Premises.

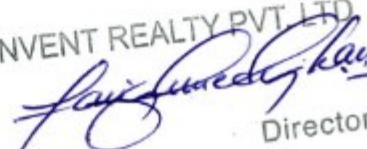
8. To take steps and appear in all legal proceedings concerning the said property and to sign, verify all papers including Plaints, Written Statements, Affidavit, Petitions, Pleadings, Compromises Appeals, Vokatnama that may be necessary in this behalf and to deal with and/or negotiate with any person and/or occupier in the said Premises and to take necessary steps which my said Attorney at his own discretion shall think fit and proper.

9. To sign, execute and deliver all or any Agreement and sale deed and/or all instruments to be execute and register and execute and register any Gift Deed only in favour of the Kolkata Municipal Corporation, Boundary Declaration or any other Deed/s in favour of the Kolkata Municipal Corporation that may be required for obtaining sanction Building Plan, Sale Deed/ Transfer Deed in favour of intending Purchaser/s or before Notary Public or before any Oath Commissioner for similar purposes and development and portions of the building or apportionment to be construction at the said Premises.

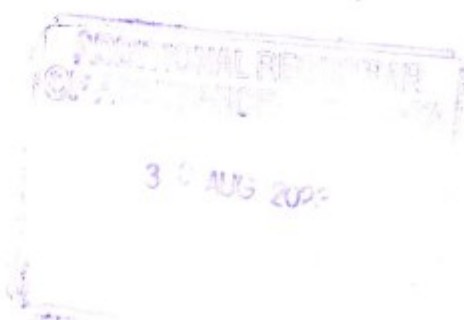
10. To enter into Agreement/Instrument for negotiations or to finalize all sale pertaining to the my undivided 50% shares of the building to be constructed at the said Premises on such terms and conditions considerations, stipulations, provisions as my

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said Attorney shall think fit and proper with any prospective Purchaser/Buyer(s) and to accept therefore any amount in advance/earnest money and agree to payment in installments and the manner of full and final payment and to give valid receipts and discharges in respect thereof and to put the Purchaser/ Buyer(s) in possession of the Flat or portion agreed to be sold and/or transferred.

11. To deliver possession and/or make over the constructed Flats/Car Parking Space pertaining to the my undivided 50% shares and to issue letter of possession in respect thereof and to do all and everything that shall be necessary for completing the sale, lease, assign or otherwise in compromise of the deal finalized, but such delivery of possession in favour of the intending Purchaser/s shall not be made until the Promoter hand over the Flat to the Owner.

12. To file complaint with the Magistrate or any other concerned authority for protecting the said Property/Premises and/or the buildings to be constructed thereon against all unlawful acts, if done by anybody and prosecute the same.

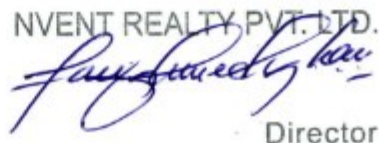
13. To commence, prosecute, enforce, defend, answer and oppose allocations and other legal proceedings and demands, writ applications and any and all other proceedings touching any of the matters concerning the said property or any part thereof and to compromise, settle refer to arbitration and to settle and compromise all such actions and suits as shall be decided by my said Attorney.

14. To engage Architect, L.B.S. Solicitors, Advocates, and other legal agents and

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to sign Vokatnamas, Powers, authorizations and to revoke such appointments and to appoint others in his place and to make payment of his fees.

15. To pay and deposit all rates, taxes, sanction fees and all other charges, expenses and outgoings whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incomings receivable for and on account of the said Premises or any part thereof and grant receipts confirmations and acknowledgements.

16. To pay all such moneys and incur all costs, charges and expenses from time to time as shall be required for the purpose of development of the said Premises and construction of the building and completion thereof.

17. To receive all moneys and grant receipts and discharges in respect of the amount to be received on sale and dispose of Flats/ Car Parking Space and deposit the same at the designated bank account of the Principal.

18. To obtain Drainage Connection, Water Connection from the Municipality and Electricity Connection from the CESC Limited and to bring utility services on my behalf.

19. To do all such other acts, deeds and things as shall be necessary from time to time for and in relation to and/or in connection with the aforesaid matters of development of the said Property /Premises and construction of the buildings and

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completion of projects in connection with intended building and constructions thereof AND I the Principal's hereto do confirm accept and agree that all such shall be always binding on me and I do hereby ratify and confirm and agrees to confirm and ratify all such acts, deeds and things that shall be done by the said Attorney by virtue of the authorities and powers hereby confirmed as my own acts, deeds and things as if done by me.

20. To pay and discharge all or any debt or debts, sum or sums due or hereafter to become due or owing by any person(s), Office, Local Authority relating to my said premises and to receive valid receipt in my name and on my behalf.

21. To sell, lease, transfer, mortgage convey and assign or otherwise dispose of the several Flats, Car Parking Space, from my undivided 50% shares in the Schedule below property or any part thereof to any person, firm etc., and to sign execute and register all deeds, agreements, instruments and to do all acts and things as my said Attorney may deem necessary or proper for or in relation to all or any of the purposes or matters aforesaid.


22. To appear before any Registering Authority and to sign, execute and register all deeds, agreements, instruments and to do all acts and things as my said Attorney may deem necessary or proper for or in relation to all or any of the purposes or matter aforesaid.

23. To receive the consideration from the intending Buyer(s) in respect of my

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undivided 50% shares or any part thereof and to give proper receipt thereof and to admit the receipt before the registering authority in my name and on my behalf.

24. For all or any purposes hereinbefore stated or otherwise to appear and represent me before all authorities and to sign and execute and submit all deeds, papers and documents relating to my said Premises which my said Attorney at his own discretion shall think, fit and proper.

25. To do all acts and things as may be necessary appropriate or expedient for such assurance as may be necessary for the completion of the sale as aforesaid from my undivided 50% shares.

**AND IT IS HEREBY** declared and confirmed that Powers and authorities hereby granted and conferred shall remain in force until or unless deed of conveyance in favour of intending purchaser/s of my undivided 50% shares is to be executed and registered **PROVIDED HOWEVER** that the Attorney shall not create any financial liability on the Principal herein and shall always keep me fully indemnified against all actions, suits, proceedings, costs, demands and expenses in respect thereof.

**AND GENERALLY** to do all acts, deeds, matters and things concerning the said Premises or in relation to the said Premises in which I may be interested and on my behalf to execute and do all acts, deeds, matters and things as fully and effectually in all respects as I, myself could do the same, if personally present.

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Director

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Director

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OF ASSURANCE-II KARNATAKA

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**AND** I hereby for myself, ratify and confirm, and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done in or about the said Premises However this Power of attorney is revocable in nature and the principal reserve the exclusive right to revoke the same in case the principal feels that the Attorney holder is acting against the interest of the principal or for any other reason so suited to the principal.

1. Be it specially stated that the schedule mentioned property is not situated within the Notified and Cantonment area and no embargo and/or restriction has been imposed by the Local Authority/ Competent Authority/Govt. Authority for transferring the land/Plot in question/no violation of the Section 22A of Indian Registration Act 1908 and if restriction prevails, in that event principal will be held responsible for that.

2. Be it noted that this Power of Attorney is being granted in favour of the said attorney without any consideration and No interest or right of the attorney is created on the property which is the subject matter of this Power of Attorney and that further the said attorney shall not hereby obtain or have power to make any Construction or Development Work or apply for sanctioning plan or enter into any development agreement with any one on the said property.

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3. All sale proceeds and or any other sum received the said attorney will be deposited on the Bank Account of the principal.

4. This Power of Attorney is always Revocable in nature at my will without servicing any notice to attorney.

### THE SCHEDULE ABOVE REFERRED TO

**ALL THAT** undivided 50% share in the piece and parcel land measuring 17 cottahs more or less together with partly one and partly two storied old dilapidated dwelling house standing thereon measuring 1100 (one thousand one hundred eighty) sq. ft. more or less lying and situated at Premises No.90, Muzaffar Ahmed Street (formerly 90, Ripon Street) Post Office – Park Street, Police Station- Park Street, Kolkata- 700016, West Bengal, which is butted and bounded as follows:-

On the South : By Road; Partly By 90/1, Muzaffar Ahmed Street, (formerly Ripon Street), Kolkata;

On the West : By a Municipal passage;

On the North : By premises No. 91, Muzaffar Ahmed Street, (formerly 91, Ripon Street), Kolkata and

On the East : By Bejoy Mansion.

KALIM INFRASTRUCTURE (P) LTD.

Director

NVENT REALTY PVT. LTD.

Director



1

ADDITIONAL REGISTRAR  
OF ASSURANCE-II KOLKATA  
30 AUG 2022



IN WITNESS WHEREOF the parties herein have executed these presents on this the  
day of 30/8, 2023.

**SIGNED, SEALED AND DELIVERED**

by the aforesaid Executants in the presence of:

**WITNESSES:**

1. Rabin Chakraborty  
10, Old Post Office Street  
Cal - 700021
2. A. R. Hafiz  
Advocate  
High Court, Calcutta

NVENT REALTY PVT. LTD.

[Signature]  
Director

-----  
(Signature of the Principal)

**SIGNED, SEALED AND ACCEPTED**

by the Attorney in the presence of:

**WITNESSES:**

1. Rabin Chakraborty
2. A. R. Hafiz  
Advocate  
High Court, Calcutta

KALIM INFRASTRUCTURE (P) LTD.

[Signature]  
Director

-----  
(Signature of the Attorney Holder)

A. R. Hafiz  
Drafted and prepared by me :  
Mr. Anique Hafiz, Advocate,  
HIGH COURT, CALCUTTA

F-281/333/2002



1



# SPECIMEN FORM FOR TEN FINGERPRINTS



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

*Signature*



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

*Signature*



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



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



2  
ADDITIONAL REGISTRAR  
OF ASSURANCES-II CALCUTTA

30 AUG 2022





KALIM INFRASTRUCTURE (P) LTD.

Director





*Firdous Kalim*



भारत सरकार  
Government of India



फिरदौस कलिम  
Firdous Kalim  
जन्म तिथि / DOB : 07/10/1973  
पुरुष / Male



9254 5534 9513

मेरा आधार, मेरी पहचान



आधार  
Unique Identification Authority of India

पता:  
अहममज: मोहम्मद कलीमुद्दीन, 61  
रिपोन स्ट्रीट कोकता, पार्क स्ट्रीट,  
कोलकाता, पार्क स्ट्रीट, वेस्ट बंगाल,  
700016

Address:  
S/O: Mohammed Kalimuddin, 61  
Ripon Street Kokata, Park Street,  
Kolkata, Park Street, West  
Bengal, 700016

9254 5534 9513



1947



help@uidai.gov.in



www.uidai.gov.in

*[Handwritten signature]*



आयकर विभाग

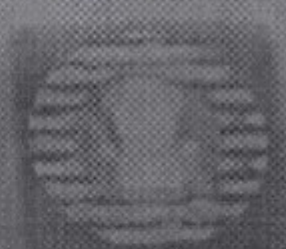
INCOME TAX DEPARTMENT

NVENT REALTY PRIVATE  
LIMITED



भारत सरकार

GOVT. OF INDIA



27/07/2009

Permanent Account Number

AADCN0923F

Signature



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

FAIZ AHMED KHAN

JAVED AHMED KHAN

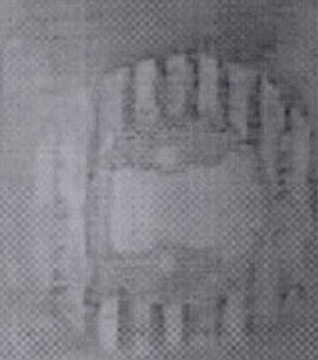
26/10/1983

Permanent/Account Number

AIYPA1310P

*Faiz Ahmed Khan*

Signature





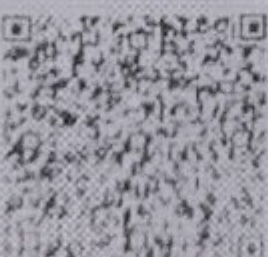


भारत सरकार  
GOVERNMENT OF INDIA



ফাইজ আহমেদ খান  
Faiz Ahmed Khan  
পিতা : জাভেদ আহমেদ খান  
Father : JAVED AHMED KHAN  
জন্ম সাল / Year of Birth : 1983  
পুরুষ / Male

7139 2435 8772



আধার - আধারনাম আনুয়ের অধিকার



18/10/2012 To  
ফাইজ আহমেদ খান  
Faiz Ahmed Khan  
2 G J KHAN ROAD  
TILJALA Tiljala S.O  
Tiljala Kolkata  
West Bengal 700039

IS176ANS



MN151768554DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**7139 2435 8772**

আধার - সাধারণ মানুষের অধিকার

*Faiz Ahmed Khan*

17/07/2023 17:06





भारत सरकार  
Government of India



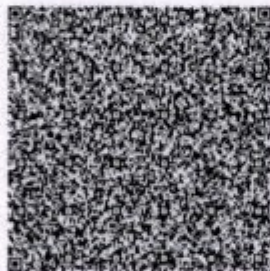
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 0000/00648/12447

To  
Sohail Alam  
C/O S/O- Md. Mukhtar Alam  
Mahammadbazar  
Md.bazar  
Birbhum West Bengal - 731127  
9735863209

Issue Date: 17/07/2020

Signature Not Verified  
Digitally signed by Dr.  
UNIQUE IDENTIFICATION  
AUTHORITY: INDIA 04  
Date: 2023.05.11 12:05:20  
UTC



आपका आधार क्रमांक / Your Aadhaar No. :

9818 6817 3883

VID : 9127 8656 6619 6420

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Sohail Alam  
Date of Birth/DOB: 11/06/1993  
Male/ MALE

Issue Date: 17/07/2020

9818 6817 3883

VID : 9127 8656 6619 6420

मेरा आधार, मेरी पहचान



Government of India



## सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- स्मार्ट QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

## INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

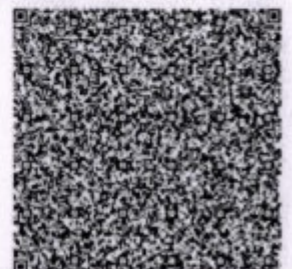
- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



**Address:**  
C/O S/O- Md. Mukhtar Alam,  
Mahammadbazar, Birbhum,  
West Bengal - 731127



9818 6817 3883

VID : 9127 8656 6619 6420

1947 | [help@uidai.gov.in](mailto:help@uidai.gov.in) | [www.uidai.gov.in](http://www.uidai.gov.in)

Eohail Dlam



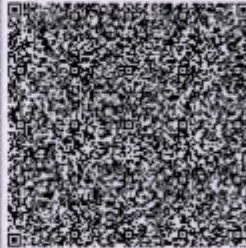


# आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

## ई-स्थायी लेखा संख्या कार्ड e - Permanent Account Number (e-PAN) Card CSFPA3632M

नाम / Name	SOHAIL ALAM		
पिता का नाम / Father's name	MUKHTAR ALAM		
जन्म की तारीख / Date of Birth	11/06/1993		
लिंग / Gender	Male		
			<p><b>Signature Not Verified</b></p> <p>Digitally signed by Income Tax Deptt. Date: 2021.08.27 10:14:44 GMT+05:30</p>
हस्ताक्षर / Signature			

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". सलग्न पैन कार्ड में एनहांस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



नाम / Name  
SOHAIL ALAM

पिता का नाम / Father's Name  
MUKHTAR ALAM

जन्म की तारीख /  
Date of Birth  
11/06/1993

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
CSFPA3632M



हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:

आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to :

Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

*Sohail Alam*



भारत सरकार  
Government of India

Issue Date: 24/12/2012



Sohail Alam  
DOB : 11/06/1993  
MALE







**9818 6817 3883**

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Print Date: 30/09/2020

Address: C/O S/O- Md. Mukhtar Alam,  
Mahammadbazar, Birbhum, West Bengal,  
731127



**9818 6817 3883**

1947  [help@uidai.gov.in](mailto:help@uidai.gov.in)  [www.uidai.gov.in](http://www.uidai.gov.in)



### Major Information of the Deed

Deed No :	I-1902-11664/2023	Date of Registration	30/08/2023
Query No / Year	1902-2002200933/2023	Office where deed is registered	
Query Date	28/08/2023 3:29:06 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	G Das 6, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830815556, Status : Solicitor firm		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
	Rs. 3,62,62,483/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Kolkata, P.S:- Park Street, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Muzaffar Ahmed Street, , Premises No: 90, , Ward No: 000 Pin Code : 700016

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	8.5 Katha		3,55,75,670/-	Property is on Road
Grand Total :				14.025Dec	0 /-	355,75,670 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1100 Sq Ft.	0/-	6,86,813/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1100 sq ft	0 /-	6,86,813 /-	

### Principal Details :



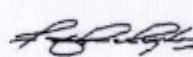


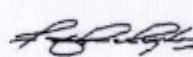


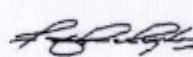


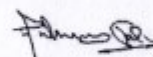


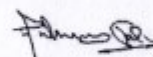


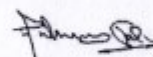
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NVENT REALTY PRIVATE LIMITED</b> 2, G.J. Khan Road, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 , PAN No.:: AAxxxxxx3F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative





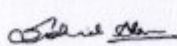
**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>KALIM INFRASTRUCTURE PRIVATE LIMITED</b> 63, Rafi Ahmed Kidwai Road, 2nd Floor, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td><b>Faiz Ahmed Khan</b> Son of Javed Ahmed Khan Date of Execution - 30/08/2023, , Admitted by: Self, Date of Admission: 30/08/2023, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td>Aug 30 2023 5:04PM</td><td>LTI</td><td>30/08/2023</td><td>30/08/2023</td></tr></table>	Name	Photo	Finger Print	Signature	<b>Faiz Ahmed Khan</b> Son of Javed Ahmed Khan Date of Execution - 30/08/2023, , Admitted by: Self, Date of Admission: 30/08/2023, Place of Admission of Execution: Office				Aug 30 2023 5:04PM	LTI	30/08/2023	30/08/2023	2, Golam Gilani Khan Road, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx0P, Aadhaar No: 71xxxxxxxx8772 Status : Representative, Representative of : NVENT REALTY PRIVATE LIMITED (as Director)		
Name	Photo	Finger Print	Signature													
<b>Faiz Ahmed Khan</b> Son of Javed Ahmed Khan Date of Execution - 30/08/2023, , Admitted by: Self, Date of Admission: 30/08/2023, Place of Admission of Execution: Office																
Aug 30 2023 5:04PM	LTI	30/08/2023	30/08/2023													
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td><b>Mr Firdous Kalim (Presentant)</b> Son of Late Md Kalimuddin Date of Execution - 30/08/2023, , Admitted by: Self, Date of Admission: 30/08/2023, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td>Aug 30 2023 4:46PM</td><td>LTI</td><td>30/08/2023</td><td>30/08/2023</td></tr></table>	Name	Photo	Finger Print	Signature	<b>Mr Firdous Kalim (Presentant)</b> Son of Late Md Kalimuddin Date of Execution - 30/08/2023, , Admitted by: Self, Date of Admission: 30/08/2023, Place of Admission of Execution: Office				Aug 30 2023 4:46PM	LTI	30/08/2023	30/08/2023	61, Muzzaffar Ahmed Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx6E, Aadhaar No: 92xxxxxxxx9513 Status : Representative, Representative of : KALIM INFRASTRUCTURE PRIVATE LIMITED (as Director)		
Name	Photo	Finger Print	Signature													
<b>Mr Firdous Kalim (Presentant)</b> Son of Late Md Kalimuddin Date of Execution - 30/08/2023, , Admitted by: Self, Date of Admission: 30/08/2023, Place of Admission of Execution: Office																
Aug 30 2023 4:46PM	LTI	30/08/2023	30/08/2023													

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SOHAIL ALAM</b> Son of MD MUKHTAR ALAM MAHAMMADBAZAR, City:- Not Specified, P.O:- MAHAMMADBAZAR, P.S:- Mahammadbazar, District:-Birbhum, West Bengal, India, PIN:- 731127			
	30/08/2023	30/08/2023	30/08/2023
Identifier Of Faiz Ahmed Khan, Mr Firdous Kalim			





**Endorsement For Deed Number : I - 190211664 / 2023**

**On 30-08-2023**

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

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

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

Presented for registration at 16:17 hrs on 30-08-2023, at the Office of the A.R.A. - II KOLKATA by Mr Firdous Kalim ,.

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

Execution is admitted on 30-08-2023 by Faiz Ahmed Khan, Director, NVENT REALTY PRIVATE LIMITED, 2, G.J. Khan Road, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Mr SOHAIL ALAM, , Son of MD MUKHTAR ALAM, MAHAMMADBAZAR, P.O: MAHAMMADBAZAR, Thana: Mahammadbazar, , Birbhum, WEST BENGAL, India, PIN - 731127, by caste Muslim, by profession Others

Execution is admitted on 30-08-2023 by Mr Firdous Kalim, Director, KALIM INFRASTRUCTURE PRIVATE LIMITED, 63, Rafi Ahmed Kidwai Road, 2nd Floor, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Mr SOHAIL ALAM, , Son of MD MUKHTAR ALAM, MAHAMMADBAZAR, P.O: MAHAMMADBAZAR, Thana: Mahammadbazar, , Birbhum, WEST BENGAL, India, PIN - 731127, by caste Muslim, by profession Others


**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 18529, Amount: Rs.100.00/-, Date of Purchase: 25/08/2023, Vendor name: A K Maity

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 378789 to 378815  
being No 190211664 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.09.07 14:11:09 -07:00  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 07/09/2023

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.