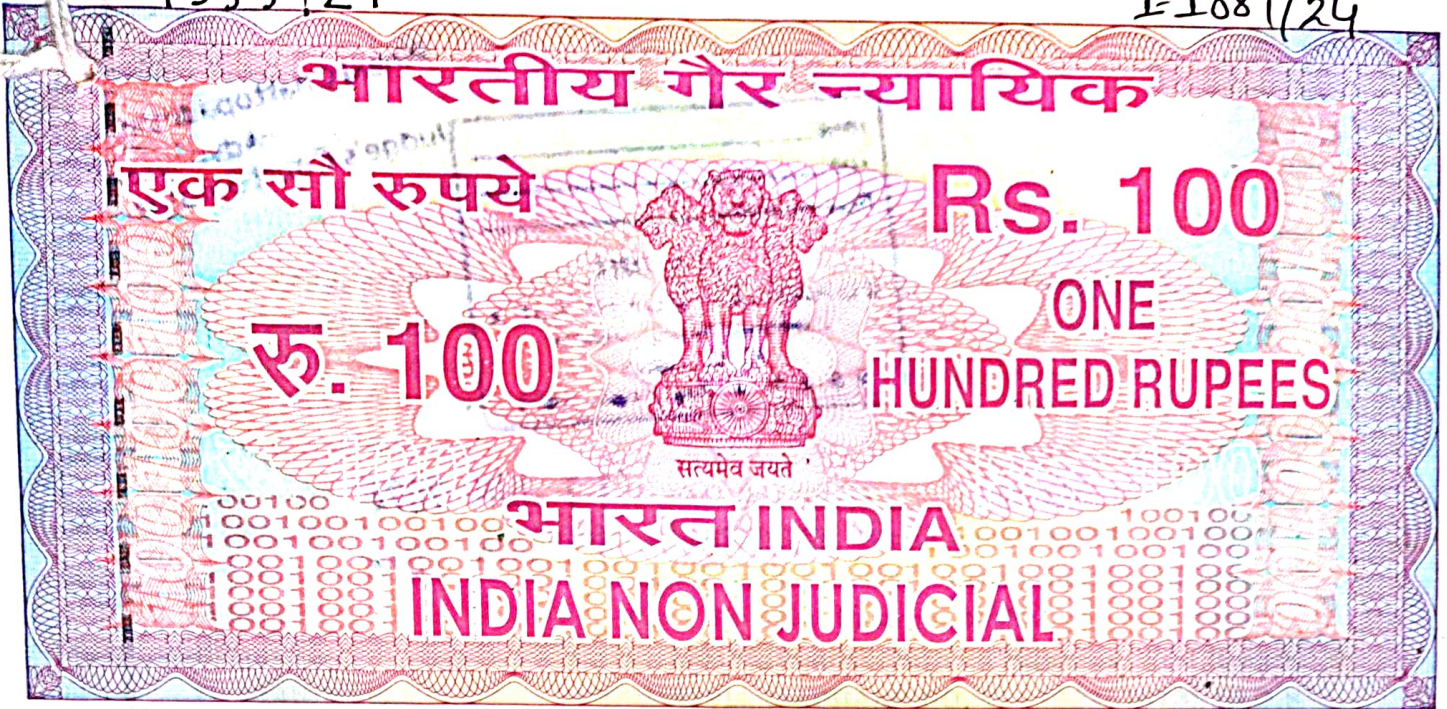


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 251827

Certify that the document is submitted
to registration. The signature sheet
and the endorsement sheets attached
with this document are the
this document.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

25 JUL 2024

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

**KNOW ALL MEN BY THESE
PRESENTS** we, (1) **ISMAIL MALLIK**
[PAN : AXQPM1515P], [AADHAAR
NO. 319020289160], [D.O.B :

22197

Pinaki Chattopadhyay
Advocate
Judge's Court Barasat

NAME
ADD
11 JUN 2024
SURANJAN MUKHERJEE
Lawyer's Name
C.C. Cell
11 JUN 2024

11 JUN 2024

11 JUN 2024



Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)
25 JUL 2024

Harichand Biswas
Sobate Beemel Biswas
Deem Nagar Barasat
BST R Gofalpur
F. S. : Airfort
1001700136

26.11.1985, AS PER AADHAAR], [VOTER ID CARD NO. GGC3002409] & [MOBILE NO. 9830202285], son of Noor Mohammad Mallik, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Bishnupur, Buro Shibtala, Rajarhat Bishnupur P.O. Rajarhat Bishnupur, P.S. Rajarhat, Kolkata - 700135, District North 24 Parganas, West Bengal, (2) **ASMA BIBI @ ASMA MALLICK [PAN : CASPB1806R], [AADHAAR NO. 404735782585], [D.O.B : 06.01.1987], [VOTER ID CARD NO. YMM0970509] & [MOBILE NO. 9733507478]**, wife of Ismail Mallik, daughter of Late Mantu Mallick, by faith - Muslim, by occupation - housewife, by nationality - Indian, residing at Bishnupur, Buro Shibtala, Rajarhat Bishnupur P.O. Rajarhat Bishnupur, P.S. Rajarhat, Kolkata - 700135, District North 24 Parganas, West Bengal, (3) **AZAD MULLICK [PAN : EVSPM8419L], [AADHAAR NO. 911182257673], [D.O.B : 10.01.1982], [VOTER ID CARD NO. GGC2723518] & [MOBILE NO. 9830927593]**, son of Late Mantu Mallick, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at 140, Kaikhali Sardar Para, Agragami Club, Rajarhat Gopalpur (M) P.O. & P.S. Airport, Kolkata - 700052, District North 24 Parganas, West Bengal, (4) **AZAN MALLICK @ MD AZAN MALLICK [PAN : CPPPM4540H], [AADHAAR NO. 501725116966], [D.O.B : 23.12.1983] [VOTER ID CARD NO. GGC3392602] & [MOBILE NO. 9163668472]**, son of Late Mantu Mallick, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at 140, Kaikhali Sardar Para, Agragami Club, Rajarhat Gopalpur (M) P.O. & P.S. Airport, Kolkata - 700052, District North 24 Parganas, West Bengal & (5) **RAZZAK MALLICK [PAN : BHIPM5437R], [AADHAAR NO. 295572776365], [D.O.B : 10.11.1989 AS PER AADHAAR], [VOTER ID CARD NO. IHM0958991] & [MOBILE NO. 9038380591]**, son of Late Mantu Mallick @ Montu Mullick, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at 140, Kaikhali Sardar Para, Agragami Club, Rajarhat Gopalpur (M) P.O. & P.S. Airport, Kolkata - 700052, District North 24 Parganas, West Bengal, hereinafter jointly and collectively called and referred to as the **"LANDOWNERS/PRINCIPALS/EXECUTANTS"**, do hereby jointly and severally nominate, constitute and appoint **3MQ REALTY LLP [PAN : AADFZ4063D] [DATE OF INCORPORATION : 18.04.2023]**, a LLP (Limited Liability Partnership) being LLP Identification Number : ACA-6423 Firm, having its office address at Astra Tower, ASO-609, South Bolck, 6th Floor, Action Arca- IIC, New Town, P.O. Utility Building, P.S. Eco Park, Kolkata - 700135, District North 24 Parganas, West Bengal, represented by its Partners namely (1) **MINTU MONDAL [D.O.B : 24.12.1982]**,

Contd.....3

[PAN : BAPPM4813D] [AADHAAR NO. 373080242531] [MOBILE NO. 9836776786], son of Omar Ali Mondal, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Kaikhali Sardarpara, Near Agrami Club, Rajarhat Gopalpur (M) P.O. & P.S. Airport, Kolkata - 700052, District North 24 Parganas, West Bengal, (2) **SHARFARAJ ALI MONDAL [D.O.B : 10.05.1986], [PAN : ARIPM5439Q] [AADHAAR NO. 966013043586] [MOBILE NO. 8017821883]**, son of Momraj Ali Mondal, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Patuli, Madhayamgram, Barasat, Madhyangram (m), Abdalpur, P.O. Abdalpur & P.S. Madhyam gram, Kolkata - 700155, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holders, as our true, authorised and lawful Attorney for us in our names on our behalf and to to exercise, execute and perform all and every/ any of the acts, deeds, matters and things.

WHEREAS we are the owners of **ALL THAT** piece and parcel of Bastu land measuring **4 (Four) Cottah 2 (Two) Chittack 9 (Nine) Sq.ft. be the same a little more or less, including Cement Flooring, Residential Tiles Shed Structure, measuring 100 Square Feet, more of less**, lying and situated at **Mouza - Kaikhali, J.L. No. 5, Re. Sa. No. 115, Touzi No. 172, Pargana - Kalikata, P.S. Airport, comprised in R.S./L.R. Dag No. 592, under R.S. Khatian No. 241, L.R. Khatian Nos. 2776, 2608, 2635, 2633, 2632 & 2634, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No.10/274, in Ward No. 10, presently under local limit of Bidhannagar Municipal Corporation, having Holding No. 10/274, in Ward No. 6, (having holding address : 10, Block-KC, 274, Kaikhali), having Assessee No. 20033156869, [Kaikhali Sardar Para, P.O. Airport, Kolkata - 700052], in the District North 24 Parganas, morefully described in the Schedule hereinafter written [Hereinafter called and referred to as the **"SAID PROPERTY/ SAID PREMISES"**].**

AND WHEREAS we, the said Landowners/Principals herein have jointly entered into a Registered Development Agreement in respect of the aforesaid land and morefully described in the Schedule hereinafter written, owned by us with the said **3MQ REALTY LLP [PAN : AADFZ4063D] [DATE OF INCORPORATION : 18.04.2023]**, a LLP (Limited Liability Partnership) being LLP Identification Number : ACA-6423 Firm, having its office address at Astra Tower, ASO-609, South Bolck, 6th Floor, Action Area- IIC, New Town, P.O. Utility Building, P.S. Eco Park, Kolkata - 700135, District North 24 Parganas, West Bengal, represented by its Partners namely, (1)

MINTU MONDAL [D.O.B : 24.12.1982], [PAN : BAPPM4813D] [AADHAAR NO. 373080242531] [MOBILE NO. 9836776786], son of Omar Ali Mondal, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Kaikhali Sardarpara, Near Agrami Club, Rajarhat Gopalpur (M) P.O. & P.S. Airport, Kolkata - 700052, District North 24 Parganas, West Bengal, (2) **SHARFARAJ ALI MONDAL [D.O.B : 10.05.1986], [PAN : ARIPM5439Q] [AADHAAR NO. 966013043586] [MOBILE NO. 8017821883]**, son of Momraj Ali Mondal, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Patuli, Madhayamgram, Barasat, Madhyangram (m), Abdalpur, P.O. Abdalpur & P.S. Madhyam gram, Kolkata - 700155, District North 24 Parganas, West Bengal. The said Development Agreement was registered on ...25.07.2024., in the office of the ...A.D.S.R. BIDHAN NAGAR., and recorded as Deed No.1888..... for the year 2024.

Azad Muslim

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, we, the Principals/Landowners appointing the SAID ATTORNEY HOLDER as our true authorised and lawful attorneys for our names and on our behalf to do exercise and perform all and every or any of the deeds, matters and things in relation to the Developer's Allocation only as mentioned hereinafter.

1. To appear and represent before the authorities of Bidhannagar Municipal Corporation, CESC Ltd./W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/registration and sale of flats, shops, garage spaces of Developer's Allocation.
2. To apply, obtain Electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.

3. To manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of our said premises before concerned authority or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
5. To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf and in our names as and when the same will become due and payable.
- 2.
6. To enter in to any Agreement for Sale, Memorandum of Understanding and/or to sign and execute deed of amalgamation with neighbour's plot of land of the schedule property and/or any other instruments and deeds & documents in respect of sale of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in their names or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, Deed of Declaration/Deed of Rectification and/or any other instrument and document in respect of sale of flats/s, shop/s, units and/or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement. To sign and execute Deed of Amalgamation in respect of our land with its neighbour's plots of land.
7. To receive the consideration money in cash or by cheque/draft and/or in any other modes from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representatives.
8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of

flats, garages, covered spaces and car parking spaces within the Developer's Allocation.

9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building/s relating to Developer's Allocation in our said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
11. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
12. That our Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale/Deeds of Conveyance in favour of any intending purchasers in relation to the Developer's Allocation only according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of us.
13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

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

AND GENERALLY to act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do if we personally present.

AND we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Khatian in the</u>	<u>Nature of</u>	<u>Total Land Area</u>
<u>Dag No.</u>	<u>No.</u>	<u>name of</u>	<u>Land</u>	<u>[K - Ch - Sq.ft.]</u>
592	2776	Ismail Mallik	Bastu	00 - 04 - 24.50
592	2608	Asma Mallick @ Asma Bibi	Bastu	00 - 04 - 03.20
592	2635	Asma Bibi @ Asma Mallick	Bastu	00 - 02 - 24.41
592	2633	Azad Mullick	Bastu	01 - 02 - 15.63
592	2632	Azan Mallick	Bastu	01 - 02 - 15.63
592	2634	Razzak Mallick	Bastu	01 - 02 - 15.63
				04 - 02 - 09.00

In total a demarcated plot of Bastu land measuring **4 (Four) Cottah 2 (Two) Chittack 9 (Nine) Sq.ft. be the same a little more or less, including Cement Flooring, Residential Tiles Shed Structure, measuring 100 Square Feet, more or less**, lying and situated at **Mouza - Kaikhali, J.L. No. 5, Re. Sa. No. 115, Touzi No. 172, Pargana - Kalikata, P.S. Airport**, comprised in **R.S./L.R. Dag No. 592**, under R.S. Khatian No. 241, **L.R. Khatian Nos. 2776, 2608, 2635, 2633, 2632 & 2634**, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No.10/274, in Ward No. 10, presently under local limit of Bidhannagar Municipal Corporation, having Holding No. 10/274, in Ward No. 6, (having holding address : 10, Block-KC, 274, Kaikhali), having Assessee No. 20033156869, [Kaikhali Sardar Para, P.O. Airport, Kolkata - 700052], in the District North 24 Parganas, in the State of West Bengal. The said total plot of land is butted and bounded as follows :-

ON THE NORTH : R.S./L.R. Dag No. 592(P).
 ON THE SOUTH : R.S./L.R. Dag No. 592(P).
 ON THE EAST : 32'ft. Wide Road [Kaikhali Sardar Para].
 ON THE WEST : R.S./L.R. Dag No. 591(P).

Azad Mallick

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the^{25TH} day ofJULY....., 2024 (Two Thousand Twenty Four) in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata

in the presence of :

1. Sahabuddin Mondal
Kaikhali Bardoloi Pata
Kolkata 700052

Ismail Mallick

Ismail Mallick

2. Asma Bibi
Mousapara
KOL - 157

Asma Bibi

Asma Bibi

@ Asma Mallick

Azad Mallick

Azad Mallick

Azan Mallick

Azan Mallick

Drafted By :

Anamika Ghosh
Adv.
Judge's Court, Barasat.
F/1314/918/2011.

Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700157.

Ph. : 9830061809.

Composed by :

Jayashree Mondal

Jayashree Mondal,

Teghoria Main Road,

Kolkata-700157

Razzak Mallick

Razzak Mallick

Landowners/Principals

Mintu Mondal

Mintu Mondal

Sharfaraj Ali Mondal


Sharfaraj Ali Mondal

Partners of 3MQ Realty LLP

Attorney


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

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

	L.H.					
	R.H.					


ATTESTED :-

Signature

	L.H.					
	R.H.					

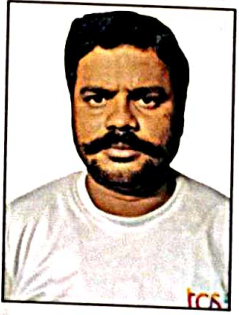
ATTESTED :-

Asma Biki

	L.H.					
	R.H.					

ATTESTED :-

Aza 2 Mullik

	L.H.					
	R.H.					

ATTESTED :-

Azan mullik

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











UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

	L.H.					
	R.H.					

ATTESTED :- *RAZAK MALLICK*

	L.H.					
	R.H.					

ATTESTED :- *Shri M. Mandal*

	L.H.					
	R.H.					

ATTESTED :- *Shaktaraj S.G. Monoral*

	L.H.					
	R.H.					

ATTESTED :-

Major Information of the Deed

Deed No :	I-1504-01889/2024	Date of Registration	25/07/2024
Query No / Year	1504-8001991446/2024	Office where deed is registered	
Query Date	25/07/2024 1:38:54 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Pinaki Chattopadhyay Sangeeta Apartment, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9830581531, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 64,01,747/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150401888/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



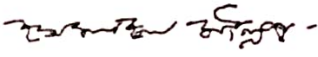


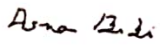
District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Sardar para(kaikhali), Mouza: Kaikhali, Pin Code : 700052



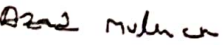





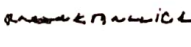
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-592 (RS :-)	LR-2776	Bastu	Bastu	4 Chatak 24.5 Sq Ft		4,37,403/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L2	LR-592 (RS :-)	LR-2608	Bastu	Bastu	4 Chatak 3.2 Sq Ft		3,91,844/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L3	LR-592 (RS :-)	LR-2635	Bastu	Bastu	2 Chatak 24.41 Sq Ft		2,44,710/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L4	LR-592 (RS :-)	LR-2633	Bastu	Bastu	1 Katha 2 Chatak 15.63 Sq Ft		17,65,930/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L5	LR-592 (RS :-)	LR-2632	Bastu	Bastu	1 Katha 2 Chatak 15.63 Sq Ft		17,65,930/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L6	LR-592 (RS :-)	LR-2634	Bastu	Bastu	1 Katha 2 Chatak 15.63 Sq Ft		17,65,930/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
		TOTAL :			6.8269Dec	0 /-	63,71,747 /-	
		Grand Total :			6.8269Dec	0 /-	63,71,747 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6	100 Sq Ft.	0/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	30,000 /-	

Principal Details :






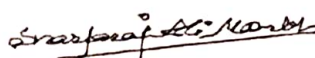
SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr ISMAIL MALLIK Son of Mr NOOR MAHAMMAD MALLIK Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office		 Captured	 25/07/2024
BISHNUPUR, BURO SHIBTALA, RAJARHAT BISHNUPUR, City:- Not Specified, P.O:- RAJARHAT BISHNUPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: AXxxxxxx5P, Aadhaar No: 31xxxxxxx9160, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office				
2	Mrs ASMA BIBI, (Alias: Mrs ASMA MALLICK) Wife of Mr ISMAIL MALLIK Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office		 Captured	 25/07/2024
BISHNUPUR, BURO SHIBTALA, RAJARHAT BISHNUPUR, City:- Not Specified, P.O:- RAJARHAT BISHNUPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: caxxxxxx6r, Aadhaar No: 40xxxxxxx2585, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office				

	Name	Photo	Finger Print	Signature
3	Mr AZAD MULLICK Son of Late MANTU MALLICK Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office		 Captured	 25/07/2024
	140, KAIKHALI SARDAR PARA, AGRAGAMI CLUB, RAJARHAT GOPALPUR (M), City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: EVxxxxxx9L, Aadhaar No: 91xxxxxxx7673, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office			
4	Mr AZAN MALLICK, (Alias: Mr MD AZAN MALLICK) Son of Late MANTU MALLICK Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office		 Captured	 25/07/2024
	140, KAIKHALI SARDAR PARA, AGRAGAMI CLUB, RAJARHAT GOPALPUR (M), City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: CPxxxxxx0H, Aadhaar No: 50xxxxxxx6966, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office			
5	Mr RAZZAK MALLICK Son of Late MANTU MALLICK Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office		 Captured	 25/07/2024
	140, KAIKHALI SARDAR PARA, AGRAGAMI CLUB, RAJARHAT GOPALPUR (M), City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: BHxxxxxx7R, Aadhaar No: 29xxxxxxx6365, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office			




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	3MQ REALTY LLP ASTRA TOWER, ASO-609, SOUTH BLOCK, 6TH FLOOR, ACTION AREA - IIC, NEW TOWN, City:- Not Specified, P.O:- UTILITY BUILDING, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700161 Date of Incorporation:XX-XX-2XX3 , PAN No.: AAxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr MINTU MONDAL (Presentant) Son of Mr OMAR ALI MONDAL Date of Execution - 25/07/2024, , Admitted by: Self, Date of Admission: 25/07/2024, Place of Admission of Execution: Office		 Captured	
	Jul 25 2024 3:01PM	LTI 25/07/2024	25/07/2024	
KAIKHALI SARDAR PARA, NEAR AGRAMI CLUB, RAJARHAT GOPALPUR (M), City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: BAxxxxxx3D, Aadhaar No: 37xxxxxxxx2531 Status : Representative, Representative of : 3MQ REALTY LLP (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mr SHARFARAJ ALI MONDAL Son of Mr MOMRAJ ALI MONDAL Date of Execution - 25/07/2024, , Admitted by: Self, Date of Admission: 25/07/2024, Place of Admission of Execution: Office		 Captured	
	Jul 25 2024 3:02PM	LTI 25/07/2024	25/07/2024	
PATULI, MADHYAMGRAM, BARASAT, MADHYAMGRAM (M), ABDALPUR, City:- Not Specified, P.O:- ABDALPUR, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700155, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: ARxxxxxx9Q, Aadhaar No: 96xxxxxxxx3586 Status : Representative, Representative of : 3MQ REALTY LLP (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Harichand Biswas Son of Late B Biswas Ramnagar Beraber, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136		 Captured	

	25/07/2024	25/07/2024	25/07/2024
Transfer of Mr ISMAIL MALLIK, Mrs ASMA BIBI, Mr AZAD MULLICK, Mr AZAN MALLICK, Mr RAZZAK MALLICK, Mr MINTU MONDAL, Mr SHARFARAJ ALI MONDAL			
Transfer of property for L1			
Sl.No	From	To. with area (Name-Area)	
1	Mr ISMAIL MALLIK	3MQ REALTY LLP-0.468646 Dec	
Transfer of property for L2			
Sl.No	From	To. with area (Name-Area)	
1	Mrs ASMA BIBI	3MQ REALTY LLP-0.419833 Dec	
Transfer of property for L3			
Sl.No	From	To. with area (Name-Area)	
1	Mrs ASMA BIBI	3MQ REALTY LLP-0.26219 Dec	
Transfer of property for L4			
Sl.No	From	To. with area (Name-Area)	
1	Mr AZAD MULLICK	3MQ REALTY LLP-1.89207 Dec	
Transfer of property for L5			
Sl.No	From	To. with area (Name-Area)	
1	Mr AZAN MALLICK	3MQ REALTY LLP-1.89207 Dec	
Transfer of property for L6			
Sl.No	From	To. with area (Name-Area)	
1	Mr RAZZAK MALLICK	3MQ REALTY LLP-1.89207 Dec	
Transfer of property for S1			
Sl.No	From	To. with area (Name-Area)	
1	Mr ISMAIL MALLIK	3MQ REALTY LLP-20.00000000 Sq Ft	
2	Mrs ASMA BIBI	3MQ REALTY LLP-20.00000000 Sq Ft	
3	Mr AZAD MULLICK	3MQ REALTY LLP-20.00000000 Sq Ft	
4	Mr AZAN MALLICK	3MQ REALTY LLP-20.00000000 Sq Ft	
5	Mr RAZZAK MALLICK	3MQ REALTY LLP-20.00000000 Sq Ft	

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Sardar para(kaikhali), Mouza: Kaikhali, Pin Code : 700052

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 592, LR Khatian No:- 2776	Owner:ইসমাইল মল্লিক, Gurdian:মুহঃ মহম্মদ মল্লিক, Address:দিজ , Classification:বাগ, .	Mr ISMAIL MALLIK
L2	LR Plot No:- 592, LR Khatian No:- 2608	Owner:আসমা মল্লিক, Gurdian:ইসমাইল মল্লিক, Address:বাগানটি (উত্তর) লাউহাটি, পোঃরাজারহাট, কোলকাতা-135 , Classification:বাগ, .	Mrs ASMA BIBI
L3	LR Plot No:- 592, LR Khatian No:- 2635	Owner:আসমা বিবি, Gurdian:মন্টু মল্লিক (মৃত), Address:দিজ , Classification:বাগ, .	Mrs ASMA BIBI

L4	LR Plot No:- 592, LR Khatian No:- 2633	Owner:মহঃ আজাদ মল্লিক, Gurdian:মন্টু মল্লিক (মৃত), Address:নিজ , Classification:বালু, Area:0.03000000 Acre,	Mr AZAD MULLICK
L5	LR Plot No:- 592, LR Khatian No:- 2632	Owner:আজান মল্লিক, Gurdian:মন্টু মল্লিক (মৃত), Address:নিজ , Classification:বালু, Area:0.02000000 Acre,	Mr AZAN MALLICK
L6	LR Plot No:- 592, LR Khatian No:- 2634	Owner:রাস্তাক মল্লিক, Gurdian:মন্টু মল্লিক (মৃত), Address:নিজ , Classification:বালু, Area:0.01000000 Acre,	Mr RAZZAK MALLICK

Endorsement For Deed Number : I - 150401889 / 2024

On 25-07-2024

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

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

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

Presented for registration at 14:50 hrs on 25-07-2024, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr MINTU MONDAL .

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 64,01,747/-

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

Execution is admitted on 25/07/2024 by 1. Mr ISMAIL MALLIK, Son of Mr NOOR MAHAMMAD MALLIK, BISHNUPUR, BURO SHIBTALA, RAJARHAT BISHNUPUR, P.O: RAJARHAT BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 2. Mrs ASMA BIBI, Alias Mrs ASMA MALLICK, Wife of Mr ISMAIL MALLIK, BISHNUPUR, BURO SHIBTALA, RAJARHAT BISHNUPUR, P.O: RAJARHAT BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 3. Mr AZAD MULLICK, Son of Late MANTU MALLICK, 140, KAIKHALI SARDAR PARA, AGRAGAMI CLUB, RAJARHAT GOPALPUR (M), P.O: AIRPORT, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Muslim, by Profession Business, 4. Mr AZAN MALLICK, Alias Mr MD AZAN MALLICK, Son of Late MANTU MALLICK, 140, KAIKHALI SARDAR PARA, AGRAGAMI CLUB, RAJARHAT GOPALPUR (M), P.O: AIRPORT, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Muslim, by Profession Business, 5. Mr RAZZAK MALLICK, Son of Late MANTU MALLICK, 140, KAIKHALI SARDAR PARA, AGRAGAMI CLUB, RAJARHAT GOPALPUR (M), P.O: AIRPORT, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Muslim, by Profession Business

Indetified by Mr Harichand Biswas, , , Son of Late B Biswas, Ramnagar Beraberi, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

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

Execution is admitted on 25-07-2024 by Mr MINTU MONDAL, PARTNER, 3MQ REALTY LLP, ASTRA TOWER, ASO-609, SOUTH BLOCK, 6TH FLOOR, ACTION AREA - IIC, NEW TOWN, City:- Not Specified, P.O:- UTILITY BUILDING, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700161

Indetified by Mr Harichand Biswas, , , Son of Late B Biswas, Ramnagar Beraberi, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 25-07-2024 by Mr SHARFARAJ ALI MÓNDAL, PARTNER, 3MQ REALTY LLP, ASTRA TOWER, ASO-609, SOUTH BLOCK, 6TH FLOOR, ACTION AREA - IIC, NEW TOWN, City:- Not Specified, P.O:- UTILITY BUILDING, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700161

Indetified by Mr Harichand Biswas, , , Son of Late B Biswas, Ramnagar Beraberi, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 52147, Amount: Rs.100.00/-, Date of Purchase: 11/06/2024, Vendor name:
Suranjan Mukherjee



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1504-2024, Page from 75168 to 75189
being No 150401889 for the year 2024.**



Sukanya Talukdar

Digitally signed by SUKANYA TALUKDAR
Date: 2024.07.29 16:00:43 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 29/07/2024

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.**

DATED THE DAY OF 2024

DEVELOPMENT POWER OF
ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

BETWEEN

Ismail Mallick

Asma Bibi

@ Asma Mallick

Azad Mallick

Azan Mallick

Razzak Mallick

Landowners/Principals

3MQ Realty LLP

Attorney

Drafted By

Pinaki Chattopadhyay & Associates

Advocates

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Teghoria Main Road

Kolkata - 700157

Ph. : 9830061809

Composed By

Jayashree Mondal

Teghoria Main Road

Kolkata - 700157