

R.S. 100

24/5/22

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 8/1535668/22 AH 273654

24/5/22

Certified that the document is admitted to registration. The signature sheet/sheets & the development sheet/sheets attached with the document are the part of this documents.

Additional District Sub-Registrar,
Barrhat, New Town, North 24 Pgs

24 MAY 2022

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that we, [1] MD MAMDUDAL HAQUE ALIAS MAMDUDAL HAQUE, (PAN No.ABMPH7849F) (Aadhar No.4916 9854 2609) (Mob:9830140087), son of Azizul Haque, by faith-Islam, by occupation-Business, by Nationality-Indian, residing at 31, Dr. Sundari Mohan Avenue, Post Office-Entally, Police Station-Beniapukur, Kolkata-700014, West

Bengal, and [2] **GULERANA HAQUE, (PAN No.ADHPH7976C)** (Aadhar No.3426 1357 3556) (Mob:9830140087), wife of Mamdudal Haque, by faith-Islam, by occupation-House wife, by Nationality-Indian, residing at 31, Dr. Sundari Mohan Avenue, Post Office-Entally, Police Station-Beniapukur, Kolkata-700014, West Bengal, hereinafter collectively referred to as the **OWNERS/PRINCIPAL/EXECUTANTS** herein, **SEND GREETINGS:**

WHEREAS

- A.** We, the Owners/Principal/Executants are the recorded owners and are absolutely seized, possessed, and/or otherwise sufficiently entitled to **ALL THAT** piece and parcel of vacant Bastu Land admeasuring more or less **2.00 Decimal**, out of which Bastu Land measuring more or less **1.10** decimal comprised in R.S. & L.R. Dag No.13 appertaining to L.R. Khatian Nos.1689, 1690 and Bastu Land measuring more or less **0.90** decimal comprised in R.S. & L.R. Dag No.22 appertaining to L.R. Khatian Nos.1689 and 1690, all lying and situated in Mouza- Baligari, J.L. No. 34, under Patharghata Gram Panchayat, Police Station- presently Techno City (previously Rajarhat, thereafter Newtown), District: North 24 Parganas, State of West Bengal, hereinafter the "**said property**" and more particularly described in the **Schedule** hereunder written.
- B.** By a registered Development Agreement ("**said Agreement**"), being registered with the office of the Additional District Sub Registrar, Rajarhat and recorded in Book No. I as Deed No. 152308674 /2022 executed between the Owners and NEXT GENERATION HOUSING PRIVATE LIMITED (hereinafter "**Promoter**"), we, the Owners/Principal/Executants have granted to the Promoter exclusive right to develop the said Property along with the Promoter's share in the said property and such other rights as have been recorded in the said Agreement.
- C.** In pursuance of the said Agreement, we have put the Promoter in possession of the said Property on and from the date of execution of the Development

Agreement which the Promoter has accepted and now is in lawful possession of the said Property.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT we, the Owners/Principal/Executants herein do hereby nominate, constitute and appoint **NEXT GENERATION HOUSING PRIVATE LIMITED (PAN No-AAHCN2513R)**, a company incorporated under the Companies Act, 2013 and having its registered office at 171/C/1, Picnic Garden Road, Green Residency, Post Office-Tiljala, Police Station-Tiljala, District-South 24 Parganas, PIN-700039, West Bengal, being represented by its Directors, namely **[1] RUKSANA PARVIN, (PAN No.BJAPP0481N) (Aadhar No.6537 6695 4216)** (Mob:9007222923), wife of Farul Sarkar, by faith-Islam, by occupation-Business, by Nationality-Indian, residing at 171/C/1, Picnic Garden Road, Flat No.2B, Green Residency, Post Office & Police Station-Tiljala, District-South 24 Parganas, Kolkata-700039, West Bengal, **AND [2] RABIUL AWAL UL RAHAMAN, (PAN-AKUPR1866M) (Aadhar No.780780151454)**, (Mob: 9674923292), son of Ajjar Rahaman Sarkar, by faith-Islam, by occupation-Business, by Nationality-Indian, residing at 171/C/1, Picnic Garden Road, Green Residency, Flat No.2A, Post Office-Tiljala, Police Station-Tiljala, District-South 24 Parganas, PIN-700039, West Bengal, to be our true and lawful Attorney in our name and on our behalf to do 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 make and prepare and/or cause to be made and prepared all such layout, sub-division, plans, specifications and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable at the discretion of the Attorney for the purpose of constructing the buildings on the said Property and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of the 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 buildings sanctioned by the Patharghata Gram Panchayat/Rajarhat Panchayat Samity/North 24 Parganas Zilla Parishad/NKDA/HIDCO and/or other authorities.

2. To commence, carry out and complete and/or cause to be commenced and completed, construction work on the said Property in accordance with the sanctioned plans, specifications and/or the permissions granted by the competent Authorities.
3. To invite tenders and offer for the purpose of construction of one or more building(s) or structure(s) on the said Property, to accept such tenders or offers and such consideration and on such terms and conditions as the said Attorney may in its absolute discretion with consultation to the Owners above named and to give the construction contract to such person(s) as the said Attorney may deem fit and proper and to get all such building(s) or structure(s) duly completed by the said contractor/s for the purpose of development of the said Property wholly, partly or in stages and for construction(s) of buildings or structure(s) thereon. Said Attorney may, in its absolute discretion, deem fit to pay the cost of construction and development of the said building(s) or structure(s) and furnishing of the property to such contractor/s and other person/s or bodies and to obtain valid receipts and discharges therefor to enter into contracts for supply of materials, labour and for all other services.
4. To amalgamate the said Property with any other adjacent plot or land and to apply from time to time for modifications of the Building Plan in respect of the building to be constructed on the said property and/or the amalgamated property.
5. To pay and discharge all ground rent, khajna taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings

whatsoever payable for or on account of the said Property from the date of the execution of the said Agreement onwards.

6. To evict or take possession of the said Property in occupation of the tenants, occupants or trespassers, if any, on the said Property or any part thereof and to take all steps in that behalf such as negotiation, settlement, compromise or make agreements to get their rights surrendered and extinguished and also to create tenants of such duration as our Attorney shall deem fit either in our name or in the name of our Attorney and to collect and receive rents.
7. 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, affidavits, review, appeal, petitions, on our behalf from time to time be found necessary and proper and/or enter into any agreement relating to development of the said Property and to otherwise deal with the same effectively for all intents and purposes as aforesaid.
8. To enter upon the said property at any time, affix board, put the barbed wire fencing or construct a compound wall on the said property or any portion thereof as per demarcation thereof and to make all payments for getting the work done.
9. To nominate, appoint, engage and authorize solicitors, advocates, attorneys, pleaders in respect of any litigation concerning the said property and/or any structure, building, or block, or any self-contained flats or commercial spaces to be constructed on the said Property and to execute Vakalatnamas or other necessary authorities in their favour from time to time and instruct them and pay their remuneration/bills/fees including special fees and other charges and to discontinue them and also to appoint and engage other solicitors, advocates, attorneys, pleaders afresh and instruct them accordingly.

10. To institute suit and defend the same or to refer the same to arbitration or to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign Vakalatnama and/or authorisations on our behalf.
11. To instruct solicitors, advocates, attorneys, pleaders regarding drafting of pleadings including written Statements, applications, petitions, affidavits relating to the said Property and/or any structure, building, or block, or any self-contained flats or commercial space to be constructed on the said Property.
12. To appoint and engage Income-tax and GST practitioners, Chartered Accountants, Architects, Surveyors, Engineers, and other professional agents in respect of the project to be constructed on the said Property.
13. To appoint Contractors/sub-contractors/dealers/sub-dealers and to negotiate and decide the terms and conditions thereof concerning the said property and/or the building(s) or block(s) to be constructed thereon and/or for carrying on the interior works therein and also for supply of materials required in connection therewith, from time to time and to revoke their appointments and pay their remunerations/bills to be raised, time to time, including miscellaneous charges.
14. 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.
15. To make application to the 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.

16. To deal with the electricity and water supply authorities for the supply of electricity and water to the buildings that may be constructed on the said Property and for that purpose to sign and/or execute all letters, applications, undertakings, or subscribed to terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.
17. To make, sign and submit applications, petitions, letters and memorandum of appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities under any law, for the time being in force, for all and any licences, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development and construction in the said Property.
18. To empower on our behalf and in our name and to represent our interest before the concerned officers for the grant of the licences or permits or for any other purpose or renewal thereof 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 and to execute the necessary documents in connection therewith.
19. To appear and represent us before all concerned public, local and/or private authorities, as may be required and/or advisable for or in connection with the development of the said property and to make such other actions and things, including making of such agreement(s) and/or such arrangement, as may be conducive and necessary for effectually commencing the construction and/or development work and completing the same.
20. In case the said Property or any part thereof is notified for acquisition or requisition or reservation for road widening, to appear before the relevant authorities and to file applications, objections, claims for compensation or

otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ, summons or other legal proceedings or motion and to appear and represent us in any court and before all magistrates, judges, judicial officers and other authorities and tribunals whatsoever as by the Attorney shall be thought advisable and to commence and continue any suit, petitions, actions or any other proceedings in any court of law and before any public officers or tribunals for receiving compensation for acquisition, requisition, reservation and/or relief for de-acquisition or derequisitioning or de-reservation or otherwise whatsoever.

- 21.** To deal and correspond with all concerned Authorities in connection with or relating to the development of the said property and in particular to do the following acts, deeds, matters and things including but not limited to:
 - a) To apply for and obtain, sanction, revalidation with further alterations or additions or modifications, as our said Attorney may require;
 - b) To apply for and obtain the occupation and/or completion certificate(s) in respect of the buildings to be constructed and completed on the said Property;
 - c) To apply for and obtain, necessary clearances and/or No Objections from Fire Department, BSNL, Pollution Control Board, Airport Authorities, WBSEDCL, Local Panchayat Authority and/or any other Statutory Authority/s.
- 22.** To attend and to represent us before any Collector, Authorities or Officers of Government of India or any other State or States, before all Revenue, Panchayat, Public or other officers including those of Income-tax as occasion shall arise for any purpose connected with the said development work.

23. To ask, demand, sue for, enforce payment or/and 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.
24. To apply for refund of deposits made or to be made with the concerned Authorities and receive the said refunds.
25. To appear and represent us before the Registrar of Assurances, District Sub Registrar, Additional District Sub-registrar, Notary Public and before other officer(s) or Authority(ies) having jurisdiction over and above the said Property and to present for registration and acknowledge and register or have registered and perfected all Agreement for Sale(s), Deed of Conveyance(s), Memorandum, instrument, writings etc. executed in our name and on our behalf as our duly appointed Constituted Attorney relating to sale and/or transfer of flat/s, unit/s , Commercial areas and such other areas including car parking space of the newly constructed multi storied building fallen under Promoter's Allocation in full compliance of the terms and conditions of the registered Development Agreement as we could do or have done the same if personally and/or physically present on our behalf.
26. To develop and negotiate sale of the apartments/flats ("Units"), Commercial areas and such other areas including car parking space in the said Property out of the Promoter's Allocation and for that purpose to negotiate and execute agreements with the prospective purchasers on such terms and conditions as the Attorney may think fit and proper and to receive and appropriate the entire consideration for and in respect of the aforesaid sale and to give receipt for the same.
27. To advertise in the newspapers for the sale of the Units within the Promoter's allocation and to enter into agreements for the sale of such Units within the Promoter's allocation with the prospective purchasers on

and for such price or consideration and upon such terms and conditions as our said Attorney 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 the Units and to do all such necessary acts and things as may be necessary or proper in that behalf.

- 28.** To sign, present and admit execution of the Deed of Conveyance, Agreements and/or other instruments and present such Deed of Conveyance, Agreements and/or other instruments for registration, on behalf of us, for the effectual sale or lease and/or transfer of flat(s) and/or unit(s), Commercial areas and such other areas including car parking space within the Promoter's Allocation and for such purpose, to appear before the appropriate authority including District Sub-Registrar, Additional District Sub-Registrar and Registrar of Assurances appointed under the law for the registration of such agreements, deeds, or other instruments.
- 29.** To mortgage the units under Promoter's Allocation or any part thereof in favour of any bank(s) or other financial institutions in such a manner as the Attorneys think fit and proper in consultation with us for obtaining a loan and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge on the share under Promoter's Allocation only on its own behalf as also on our behalf as our Attorney.
- 30.** To manage the said Property and to take such of the steps as may be necessary to manage the said Property till the time of completion of its development.
- 31.** To do any act, deed or thing, as our said Attorney may deem fit and proper and necessary in the best interest of the development of the said Property and sale of the Units within Promoter's Allocation only, including all other acts and things which may be necessary to be done for

rendering these presents valid and effectual to all intents and purposes.

32. To apply for no objection certificate or necessary permissions from the Panchayat/Municipal Corporation/Local Authorities for occupying the building and to do all acts, deeds or things for the said purpose.
33. To sign and execute all papers, correspondence and all other documents and assurances and documents of any kind whatsoever which we could have done for the completion of the said development work.
34. To sign, transfer forms, documents and writing for transferring the said Property in the records of Government Authority/Municipal Corporation/Panchyat Authorities/NKDA /KMDA/HIDCO and other public authorities and to do all other acts in connection therewith.
35. For all or any of the purposes of and powers, authorities and discretions conferred by these presents to use and to sign all applications, papers, undertakings, terms and conditions as may be required from time to time, in our name or in which we may be in any way interested or to use and sign its name as our Attorney shall think fit without any reference or recourse to us.
36. **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 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 its place and we hereby agree that 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 Property and the development of the same.
37. **AND** to do everything whatever which may be at the sole discretion of our said Attorney deemed fit or expedient for sale of Promoter's

allocation and/or enjoyment and/or development of the Said property and which we ourself could have done if personally present and as if this power had not been executed.

38. AND GENERALLY, to do and cause to be done all acts, deeds, matters and things as our said Attorney shall think fit and proper for the purpose of sale of the Units under Promoter's Allocation, and enjoyment and the development of the said Property, as amply and effectual as we could have personally done.

39. AND the said Property mentioned in the Schedule hereinbelow is not situated within the notified area, cantonment area, leasehold property and thika tenancy property and no embargo and/or restriction has been imposed by the local Authority/ competent Authority/government Authority for dealing with the said Property and that there is no violation of Section 22A of the Indian Registration Act, 1908 and if any restriction is found to be prevailing, then in such event the Owner/Principal shall be held liable for the same.

40. THAT all charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by our said Attorney in exercise of any power or powers herein contained shall be borne and paid by our said Attorney alone.

AND WE THE ABOVENAMED OWNERS/PRINCIPAL/EXECUTANTS do hereby agree and undertake to ratify and confirm all and whatsoever the said Attorney may lawfully do or cause to be done under the instant Power of Attorney.

SCHEDULE

(Said Property)

ALL THAT piece and parcel of vacant Bastu Land admeasuring more or less **2.00 (Two) Decimal**, out of which Bastu Land measuring more or less **1.10** decimal comprised in **R.S. & L.R. Dag No.13** appertaining to L.R. Khatian Nos.1689, 1690 and Bastu Land measuring more or less **0.90** decimal comprised in **R.S. & L.R. Dag No.22** appertaining to L.R. Khatian Nos.1689 and 1690, all lying and situated in Mouza- Baligari, J.L. No. 34, under Patharghata Gram Panchayat, Police Station- presently Techno City (previously Rajarhat, thereafter Newtown), District: North 24 Parganas, State of West Bengal and within the jurisdiction of Additional District Sub-Registrar, Rajarhat, being butted and bounded in the manner below:

The land Comprised in R.S & L.R Dag No.13

On the North : Part of R.S. & L.R. Dag No.13
On the South : R.S. & L.R. Dag No.23
On the East : Part of R.S. & L.R. Dag No.13
On the West : R.S. & L.R. Dag No.23

The land comprised R.S & L.R Dag No.22

On the North : Part of R.S. & L.R. Dag No.22
On the South : R.S. & L.R. Dag No.34
On the East : Part of R.S. & L.R. Dag No.21
On the West : R.S. & L.R. Dag Nos.23

TOGETHER WITH all easement rights and all other rights, appurtenances and inheritances for access and user and all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Owners in the said Property.

Mouza- Baligari, J.L. No. 34, under Patharghata Gram Panchayat, Police Station- presently Techno City (previously Rajarhat, thereafter Newtown), District: North 24 Parganas

Name of the Owners	R.S. & L.R. Dag Nos.	L.R. Khatian Nos.	Area (In Decimal)	Classification
MD MAMDUDAL HAQUE ALIAS MAMDUDAL HAQUE	13	1689	0.55 decimal	Bastu
	22	1689	0.45 decimal	Bastu
GULERANA HAQUE	13	1690	0.55 decimal	Bastu
	22	1690	0.45 decimal	Bastu

IN WITNESSES WHEREOF the parties hereto have executed and delivered this Power of Attorney on this 24th day of May, 2022

WITNESSES:

1. Abbas Alam.
vill- Sagar pu.
p.o- Nizam pu.
p.s- Chakulia
Dist- Uttar dinaj pu.
pin - 733209.

2. Pavel Das
1/268, Nakata
Kolkata 700047

1. Md. Mamdudul Haque,

2. Gulerana Haque

OWNERS/PRINCIPAL

Accepted

NEXT GENERATION HOUSING PRIVATE LIMITED

Rukman Parim.

Director

NEXT GENERATION HOUSING PRIVATE LIMITED

Director

ATTORNEY

Drafted by:

(PARVEZ HOSSAIN)

Advocate

Enrolment No. WB/1117/2010

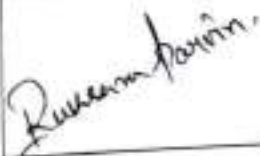
High Court, Calcutta

Kolkata-700001

SPECIMEN FORM FOR TEN FINGER PRINTS

 Md. Mamdudal Haque					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
 Gulshan Haque					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little

SPECIMEN FORM FOR TEN FINGER PRINTS

					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABMPH7849F



नाम/ Name
MD MAMDUDAL HAQUE

पिता का नाम/ Father's Name
AZIZUL HAQUE

जन्म की तारीख/
Date of Birth
18/11/1974

Md. Mamdudal
Haque

031 120201

NSDL Application Number: NSDL/120201
1. NSDL reserves the right to modify the terms and conditions of the card.

इस कार्ड के खोने/हाने पर कृपया सूचित करें/नोट करें:
संपर्क: नया सेवा केंद्र, 4th फ्लोर डी एन
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्द डीप बंगलो चोक,
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL,
4th Floor, Master 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

Md. Mamdudal Haque,



भारत सरकार
Government of India

Issue Date: 26/11/2014



Md Mamdudal Haque
DOB: 18/11/1974
MALE



4916 9854 2609

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Print Date: 21/11/2014

Address: S/O: Abdul Haque, 31 DR
SUNDARI MOHAN AVENUE, Entally
Kolkata- West Bengal- 700014



4916 9854 2609



1947



help@uidai.gov.in



www.uidai.gov.in

Md. Mamdudal Haque,

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADHPH7976C



नाम / Name
GULERANA HAQUE

पिता का नाम / Father's Name
MD SAYEED

जन्म की तारीख /
Date of Birth
25/12/1980

07932021

AAA Authentication Required. Sign and Seal
and submit Physically Signed

यदि कार्ड खो जाए/यदि यह कार्ड किसी व्यक्ति के पास मिले/सिपाई:
कोशिश करें सेवा इकाई, एन एस डी एल
की ओर बताने, जहाँ स्थिति,
फ्लॉर नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्म बंगला चौक,
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 016.

Tel: 91-20-2781 8080, Fax: 91-20-2721 8081
e-mail: nriinfo@nsdl.co.in

Gulrana Haque



भारत सरकार
Government of India



Issue Date: 24/12/2018

उल्लेखनीय नाम
Gulerana Haque
संयोजकता / DOB: 25/12/1980
प्राथमिकता / FEMALE



3426 1357 3556

मेरा आधार, मेरी पहचान

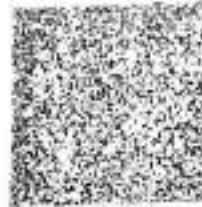


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

विकास विभाग, को. ३, ३३
सुन्दरी मोहन एवेन्यू, एन्ट्री,
कोहाला, पश्चिम बंगाल, ७०००१४

Print Date: 24/12/2018

Address: D/O Md. Sayeed, 31, DR
SUNDARI MOHAN AVENUE, Entry,
Kohala, West Bengal, 700014



3426 1357 3556



1947



help@uidai.gov.in



www.uidai.gov.in

Gulerana Haque

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAHCN2513R

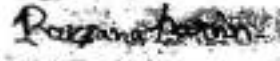


नाम / Name
NEXT GENERATION HOUSING PRIVATE
LIMITED

निष्पत्ति की तारीख
29/10/2020

NEXT GENERATION HOUSING PRIVATE LIMITED

Director

आयकर विभाग	भारत सरकार
INCOME TAX DEPARTMENT	GOVT. OF INDIA
RUKSANA PARVIN	
JINNAT ALI	
14/04/1991	
Permanent Account Number	
BJAPP0481N	
	

Ruksana Parvin.



ভারত সরকার

Government of India



রুক্সানা পারভিন

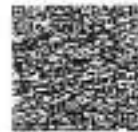
Rukhsana Parvin

পিতা : জিন্নাত আলি

Father : JINNAT ALI

অবতরণিকা / DOB : 14/04/1991

মহিলা / Female



6537 6695 4216

আধার - সাধারণ মানুষের অধিকার



আধার

ঠিকানা:
171/সি/1, পিকনিক গার্ডেন
রোড, গ্রীন রেসিডেন্সি, তিগুলা,
দক্ষিণ ২৪ পরগনা, তিগুলা,
পশ্চিম বঙ্গ, 700039

ভারতীয় পরিচয় পরিচালনা-প্রাধিকারন
Bharatiya Pratiksha Parishad of India

Address:
171/C/1, PICNIC GARDEN
ROAD, GREEN RESIDENCY,
Tijula, South 24 Parganas, Tijula,
West Bengal, 700039

6537 6695 4216



1200 302 1947



support@aadhaar.gov.in

www

www.aadhaar.gov.in

Rukhsana Parvin.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या
Permanent Account Number
AKUPR1866M



नाम Name
RABIUL AWAL UL RAHAMAN

पिता का नाम Father's Name
AZIZUR RAHAMAN SARKAR

जन्म की तिथि Date of Birth
05/02/1981



आयकर विभाग



ಭಾರತ ಸರ್ಕಾರ
Unique Identification Authority of India
Government of India

ನೋಂದಣಿ ಸಂಖ್ಯೆ Enrolment No.: 0635/12377/56189

To
 ಶ್ರೀಶಿವ ಅಜೀಜ್ ರಾಹಮಾನ್
 Rabiul Awal Ul Rahaman
 C/O Ajjar Rahaman Sarkar
 171/C/1
 Picnic Garden Road
 Kolkata
 Tiljala
 South 24 Parganas West Bengal - 700039
 9674923292

Download Date: 18/10/2015
 Generation Date: 18/08/2015



ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

7807 8015 1454
 VID : 9141 2346 2104 8015

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು



ಶ್ರೀಶಿವ ಅಜೀಜ್ ರಾಹಮಾನ್
 Rabiul Awal Ul Rahaman
 ಜನ್ಮ ದಿನಾಂಕ/DOB: 05/02/1981
 ಪುರುಷ/ MALE

7807 8015 1454
 VID : 9141 2346 2104 8015

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

- ಮಹತ್ವ**
- ಆಧಾರ್ ಗುರುತಿನ ಪುರಾವೆಯೇ ಹೊರತು ಪೌರತ್ವದ್ದಲ್ಲ
 - ನಿಮ್ಮ ಗುರುತನ್ನು ಸಾಬೀತುಪಡಿಸಲು ಆನ್ ಲೈನ್ ಮೂಲಕ ದೃಢೀಕರಿಸಿ
 - ಎಲೆಕ್ಟ್ರಾನಿಕ್ ಪ್ರಕ್ರಿಯೆ ಮೂಲಕ ಮುದ್ರಿತವಾದ ವಸ್ತುವನ್ನು ಧಾರವಳಿ ಇರಬೇಡಿ

INFORMATION

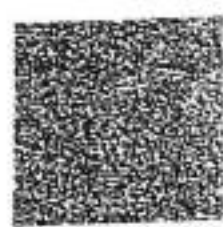
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online
- This is electronically generated letter.

- ಆಧಾರ್ ದೇಶದಾದ್ಯಂತ ಮಾನ್ಯತೆಯನ್ನು ಪಡೆದಿದೆ
- ಭವಿಷ್ಯದಲ್ಲಿ ಸರ್ಕಾರಿ ಹಾಗೂ ಸರ್ಕಾರೇತರ ಸೇವೆಗಳನ್ನು ಪಡೆಯಲು ಆಧಾರ್ ನಿಮಗೆ ಸಹಾಯಕವಾಗಲಿದೆ
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future



ಭಾರತೀಯ ಗುರುತಿನ ಪ್ರಾಧಿಕಾರ ಸಂಸ್ಥೆ
 Unique Identification Authority of India

ವಿಳಾಸ:
 C/O ಅಜೀಜ್ ರಾಹಮಾನ್ ಸರ್ಕಾರ, 171/ಸಿ/1,
 ಪಿಕ್ನಿಕ್ ಗಾರ್ಡನ್ ರೋಡ್, ಕೊಲ್ಕತ್ತಾ, ತಿಲ್ಜಲಾ, ಪೂರ್ವ
 24 ಪಾರ್ಗನಾ,
 ಪೂರ್ವ ಬೆಂಗಾಲ್ - 700039
 Address:
 C/O Ajjar Rahaman Sarkar, 171/C/1,
 Picnic Garden Road, Kolkata, Tiljala,
 South 24 Parganas,
 West Bengal - 700039



7807 8015 1454
 VID : 9141 2346 2104 8015



ದಿನಾಂಕ



(Handwritten signature)



ভারত সরকার

Absar Alam

Father: [REDACTED]



প্ৰকৃতি: Male



9996 1172 6883

আধার - সাধারণ মানাষব অধিকার



আধার

সংস্করণ: ১.০, নিম্নোক্ত -
সংস্করণ: নিম্নোক্ত, উত্তর
নিম্নোক্ত

Address - - NIJAMPUR
Sagarpur Uttar Dinajpur
Nizampur West Bengal
733209

9996 1172 6883



help@uidai.gov.in

WWW

Absar Alam

Major Information of the Deed

Deed No :	I-1523-08702/2022	Date of Registration	24/05/2022
Query No / Year	1523-8001535668/2022	Office where deed is registered	
Query Date	24/05/2022 1:04:40 PM	A.D.S.R. RAJARHAT, District North 24 Parganas	
Applicant Name, Address & Other Details	PARVEZ HOSSAIN HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831298659, 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. 4/-		Rs. 5,40,000/-	
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]- 152308674/2022		

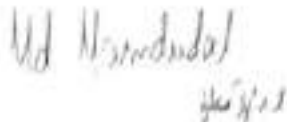
Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Baligari, Pin Code : 700156

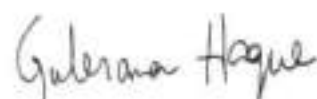
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-13 (RS :-)	LR-1689	Bastu	Bastu	0.55 Dec	1/-	1,48,500/-	
L2	LR-22 (RS :-)	LR-1689	Bastu	Bastu	0.45 Dec	1/-	1,21,500/-	
L3	LR-13 (RS :-)	LR-1690	Bastu	Bastu	0.55 Dec	1/-	1,48,500/-	
L4	LR-22 (RS :-)	LR-1690	Bastu	Bastu	0.45 Dec	1/-	1,21,500/-	
		TOTAL :			2Dec	4 /-	5,40,000 /-	
		Grand Total :			2Dec	4 /-	5,40,000 /-	

Principal Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
MD MAMDUDAL HAQUE, (Alias: MAMDUDAL HAQUE) Son of AZIZUL HAQUE Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office			
24/05/2022	LT1	24/05/2022	24/05/2022

, 31 DR. SUNDARI MOHAN AVENUE, City:- Not Specified, P.O:- ENTALY, P.S:-Beniapukur, District:- Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx9F, Aadhaar No: 49xxxxxxxxx2609, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office

Name	Photo	Finger Print	Signature
GULERANA HAQUE (Presentant) Wife of MAMDUDAL HAQUE Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office			
24/05/2022	LT1	24/05/2022	24/05/2022

, 31, DR. SUNDARI MOHAN AVENUE, City:- Not Specified, P.O:- ENTALY, P.S:-Beniapukur, District:- Kolkata, West Bengal, India, PIN:- 700014 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx6C, Aadhaar No: 34xxxxxxxxx3556, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office

Attorney Details :

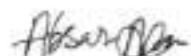
Sl No	Name, Address, Photo, Finger print and Signature
1	NEXT GENERATION HOUSING PRIVATE LIMITED , 171/C/1 PICNIC GARDEN ROAD, GREEN RESIDENCY, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700039 , PAN No.:: AAxxxxxx3R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
RUKSANA PARVIN Wife of Farul Sarkar Date of Execution - 24/05/2022, Admitted by: Self, Date of Admission: 24/05/2022, Place of Admission of Execution: Office			
171/C/1, Picnic Garden Road, Flat No.2B, Green Residency,, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District -South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of India, PAN No:- BJxxxxxx1N, Aadhaar No: 65xxxxxxxx4216 Status : Representative, Representative of : NEXT GENERATION HOUSING PRIVATE LIMITED (as Director)	May 24 2022 3:34PM	LTI 24/05/2022	24/05/2022
RABIUL AWAL UL RAHAMAN Son of Aqar Rahaman Sarkar Date of Execution - 24/05/2022, Admitted by: Self, Date of Admission: 24/05/2022, Place of Admission of Execution: Office			
171/C/1, Picnic Garden Road, Green Residency, Flat No 2A,, 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:- AKxxxxxx6M, Aadhaar No: 78xxxxxxxx1454 Status : Representative, Representative of : NEXT GENERATION HOUSING PRIVATE LIMITED (as Director)	May 24 2022 3:29PM	LTI 24/05/2022	24/05/2022

Identifier Details :

Name	Photo	Finger Print	Signature
ABSAR ALAM Son of HABI BUR RAHAMAN SAGARPUR NIZAMPUR, City:- Not Specified, P.O:- NIZAMPUR, P.S:- Chakulia, District-Uttar Dinajpur, West Bengal, India, PIN:- 733209			
	24/05/2022	24/05/2022	24/05/2022
Identifier Of RUKSANA PARVIN, RABIUL AWAL UL RAHAMAN, MD MAMDUDAL HAQUE, GULERANA HAQUE			

Transfer of property for L1		
No	From	To. with area (Name-Area)
	MD MAMDUDAL HAQUE	NEXT GENERATION HOUSING PRIVATE LIMITED-0.55 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	MD MAMDUDAL HAQUE	NEXT GENERATION HOUSING PRIVATE LIMITED-0.45 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	GULERANA HAQUE	NEXT GENERATION HOUSING PRIVATE LIMITED-0.55 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	GULERANA HAQUE	NEXT GENERATION HOUSING PRIVATE LIMITED-0.45 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Baligari, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 13, LR Khatian No:- 1689	Owner:মামদুদাল হক, Gurdian:মহ আজিজুল হক, Address:নিজ , Classification:শালি,	MD MAMDUDAL HAQUE
L2	LR Plot No:- 22, LR Khatian No:- 1689	Owner:মামদুদাল হক, Gurdian:মহ আজিজুল হক, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	MD MAMDUDAL HAQUE
L3	LR Plot No:- 13, LR Khatian No:- 1690	Owner:গুলাানা হক, Gurdian:মামদুদাল হক, Address:নিজ , Classification:শালি,	GULERANA HAQUE
L4	LR Plot No:- 22, LR Khatian No:- 1690	Owner:গুলাানা হক, Gurdian:মামদুদাল হক, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	GULERANA HAQUE



24-05-2022

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

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

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

Presented for registration at 13:52 hrs on 24-05-2022, at the Office of the A.D.S.R. RAJARHAT by GULERANA HAQUE, 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 5,40,000/-

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

Execution is admitted on 24/05/2022 by 1. MD MAMDUDAL HAQUE, Alias MAMDUDAL HAQUE, Son of AZIZUL HAQUE, 31 DR SUNDARI MOHAN AVENUE, P.O: ENTALY, Thana: Beniapukur, , Kolkata, WEST BENGAL, India, PIN - 700014, by caste Muslim, by Profession Business, 2. GULERANA HAQUE, Wife of MAMDUDAL HAQUE, 31, DR. SUNDARI MOHAN AVENUE, P.O: ENTALY, Thana: Beniapukur, , Kolkata, WEST BENGAL, India, PIN - 700014, by caste Muslim, by Profession House wife

Identified by ABSAR ALAM, , Son of HABIBUR RAHAMAN, SAGARPUR NIZAMPUR, P.O: NIZAMPUR, Thana: Chakulia, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733209, by caste Muslim, by profession Service

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

Execution is admitted on 24-05-2022 by RUKSANA PARVIN, Director, NEXT GENERATION HOUSING PRIVATE LIMITED, 171/C/1 PICNIC GARDEN ROAD, GREEN RESIDENCY, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Identified by ABSAR ALAM, , Son of HABIBUR RAHAMAN, SAGARPUR NIZAMPUR, P.O: NIZAMPUR, Thana: Chakulia, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733209, by caste Muslim, by profession Service

Execution is admitted on 24-05-2022 by RABIUL AWAL UL RAHAMAN, Director, NEXT GENERATION HOUSING PRIVATE LIMITED, 171/C/1 PICNIC GARDEN ROAD, GREEN RESIDENCY, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Identified by ABSAR ALAM, , Son of HABIBUR RAHAMAN, SAGARPUR NIZAMPUR, P.O: NIZAMPUR, Thana: Chakulia, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733209, by caste Muslim, by profession Service

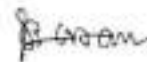
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 8402, Amount: Rs.100/-, Date of Purchase: 18/05/2022, Vendor name: P S Chowdhury



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2022, Page from 364557 to 364590
Being No 152308702 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.05.31 14:22:23 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2022/05/31 02:22:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

