

8556

J-8698/22

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8/1535973/22

AH 273653

24/5/22

Certified that the document is admitted to registration. The stamp and sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

Additional District Sub-Registrar,
Rajarhat, 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] SALAUDDIN HAQUE, (PAN No. ADMPH7015F) (Aadhar No.4031 3390 0848) (Mob:9432660066), son of Md Sahidul Haque, by faith-Islam, by occupation-Doctor, by Nationality-Indian, residing at Village-Dairpara, Post Office-Joy Krishnapur, Police Station-Jalangi, District-Murshidabad, PIN-742305, West

Bengal, and [2] **MASUMA AKHTAR**, (PAN No. **BLJPA6807Q**) (Aadhar No.3674 4558 7291) (Mob:8906837295), wife of Salauddin Haque, by faith-Islam, by occupation-Doctor, by Nationality-Indian, residing at Village-Dairpara, Post Office-Joy Krishnapur, Police Station-Jalangi, District-Murshidabad, PIN-742305, 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 **1.64 Decimal** comprised in R.S. & L.R. Dag No.24 appertaining to L.R. Khatian No. 1731 and 1730, 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. 1523 08682 /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 Ajijar 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, plaints, 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/Panchayat 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 **1.64** (One Point Six Four) **Decimal** comprised in **R.S. & L.R. Dag No.24** appertaining to **L.R. Khatian No. 1731 and 1730**, 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:

ON THE NORTH : R.S. & L.R. Dag No. 1/684

ON THE SOUTH : R.S. & L.R. Dag No. 27

ON THE EAST : R.S. & L.R. Dag No. 23

ON THE WEST : R.S. & L.R. Dag No. 25

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
SALAUDDIN HAQUE	24	1731	0.82 Decimal	Bastu
MASUMA AKHTAR	24	1730	0.82 Decimal	Bastu
Total 1.64 Decimal				

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

WITNESSES:

1. Absar Ali Can.
Vill. Sagarpur.
P.O. Nizampur.
P.S. Chakraborty.
Dist. Uttar Dinajpur.
Pin - 733209.

2. Paval Das
1/268, Nakata
Kolkata 700047

1. Salauddin Haque
2. Masuma Akhtar.

OWNERS/ PRINCIPAL

Accepted

NEXT GENERATION HOUSING PRIVATE LIMITED

Rukman Parvin.
Director

NEXT GENERATION HOUSING PRIVATE LIMITED

[Signature]
Director

ATTORNEY

Drafted by:

Parvez Hossain

(PARVEZ HOSSAIN)

Advocate

Enrolment No. WB/1117/2010

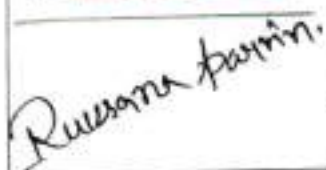
High Court, Calcutta

Kolkata-700001

SPECIMEN FORM FOR TEN FINGER PRINTS

 Salauddin Haque					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
 Masuma Akhter					
	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

SALAUDDIN HAQUE

MOHAMMED SAHIDUL HAQUE

14/09/1980

Permanent Account Number

ADMPH7015F

Salauddin

Signature



Salauddin Haque



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

জন্মকালক্রম আই ডি / Enrollment No.: 1062/77476/00748

To
ডাঃ সালাউদ্দিন হক
Dr. Salauddin Haque
DAIRPARA
JOYKRISHNAPUR
Jay Krishnapur
Joykrishnapur
Nabagram Murshidabad
West Bengal 742305
MN806019801FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4031 3390 0848

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India



ডাঃ সালাউদ্দিন হক
Dr. Salauddin Haque
পিতা : মো. সাহিদুল হক
Father : Md. Sahidul Haque
জন্মকালক্রম / DOB : 14/09/1980
বৃত্ত / Mble



4031 3390 0848

আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
দায়রাপারা, জয়কৃষ্ণপুর, জয়
কৃষ্ণপুর, জয়কৃষ্ণপুর, মুর্শিদাবাদ,
পশ্চিম বঙ্গ, 742305

Address:
DAIRPARA, JOYKRISHNAPUR,
Jay Krishnapur, Joykrishnapur,
Murshidabad, West Bengal,
742305

4031 3390 0848

1947
1800 330 1947

help@uidai.gov.in

www.uidai.gov.in

Salauddin Haque

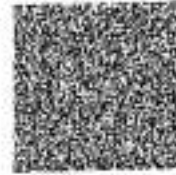
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BLJPA6807Q



25/07/2018

नाम / Name
MASUMA AKHTAR

पिता का नाम / Father's Name
MD BADRUDDOZA

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

नामांकित /
Signature

Masuma Akhtar



भारत सरकार
GOVERNMENT OF INDIA



मासुमा अख्तर
Masuma Akhtar
जन्म तिथि/DOB: 01/01/1987
लिंग/ GENDER: FEMALE



3674 4558 7291

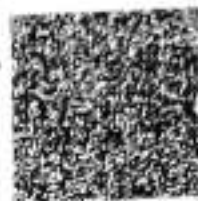
MEERA AADHAAR, MERI PEHCHAN



भारतीय विशिष्ट पहचान प्राधिकरण
NATIONAL IDENTIFICATION AUTHORITY OF INDIA

निवासी:
डि/ड: मासुमा अख्तर, पश्चात [व, दुसताबिघि,
कालियाचक, चारि अनंतपुर, मालदा,
पश्चिम बंगाल - 732201

Address:
D/O: Md Badruddoza, Mahabatpur,
Dusatabighi, Kaliachak, Chari Anantapur,
Malda,
West Bengal - 732201



3674 4558 7291

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Sec No 1947,
Bengaluru-560 091

Masuma Akhtar

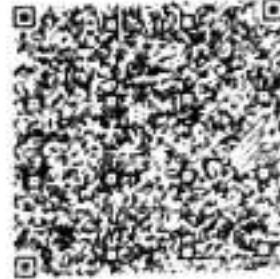
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAHCN2513R



नाम / Name
NEXT GENERATION HOUSING PRIVATE
LIMITED

निष्पन्न/प्राप्त की तारीख
Date of Issuance
29/10/2020

NEXT GENERATION HOUSING PRIVATE LIMITED

Director

आयकर विभाग
INCOME TAX DEPARTMENT
RUKSANA PARVIN
JINNAT ALI
14/04/1991
Permanent Account Number
BJAPP0481N
Rukhsana Parvin

भारत सरकार
GOVT. OF INDIA



Rukhsana Parvin,



ভারত সরকার

Government of India



রুক্সানা পারভিন
Rukhsana Parvin
পিতা : জিন্নাত আলি
Father : JINNAT ALI
জন্মতারিখ / DOB : 14/04/1991
মহিলা / Female



6537 6695 4216

আধার - সাধারণ মানুষের অধিকার



আধার

ঠিকানা:
171/সি/1, পিকনিক গার্ডেন
রোড, গ্রীন রেসিডেন্সী, তিলাজা,
দক্ষিণ 24 পরগনা, ত্রিপুরা,
পশ্চিম বঙ্গ, 700039

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

6537 6695 4216

1947
1525 200 1547

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www.aadhaar.gov.in

Rukhsana Parvin,

आयकर विभाग

INCOME TAX DEPARTMENT



स्थायी लेखा संख्या
Permanent Account Number
AKUPR1866M

भारत सरकार

GOVT. OF INDIA



नाम
RABIUL AWAL UL RAHAMAN

पिता का नाम: Father's Name
AZIZUR RAHAMAN SANKAR

जन्म की तारीख: Date of Birth
05/02/1991



हस्ताक्षर



भारत सरकार
Unique Identification Authority of India
Government of India

नमोदत्त संख्या Enrolment No.: 0635/12377/56189

To
 राबुल आज़िज़ उल रहमान
 Rabul 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: 28/07/2013



ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

7807 8015 1454

UID : 9141 2346 2104 8015

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು



भारत सरकार
Unique Identification Authority of India



राबुल आज़िज़ उल रहमान
 Rabul Awal Ul Rahaman
 Date of Birth/DOB: 05/02/1981
 लिंग/SEX: MALE

7807 8015 1454

UID : 9141 2346 2104 8015

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು



Government of India



ಮಾಹಿತಿ

- ಆಧಾರ್ ಗುರುತಿನ ಪ್ರಮಾಣವೇ ಹೊರತು ಪೌರತ್ವದ್ದಲ್ಲ
- ನಿಮ್ಮ ಗುರುತನ್ನು ಪರಿಶೀಲಿಸಲು ಆನ್ ಲೈನ್ ಮೂಲಕ ದೃಢೀಕರಿಸಿ
- ಎಲೆಕ್ಟ್ರಾನಿಕ್ ಪ್ರಕ್ರಿಯೆ ಮೂಲಕ ಮುದ್ರಿತವಾದ ವರದಿಯನ್ನು ದಾಖಲೆ ಇದ್ದಾ

INFORMATION

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

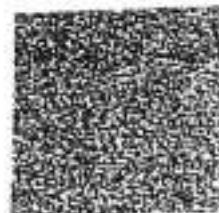
- ಆಧಾರ್ ದೇಶದಾದ್ಯಂತ ಮಾನ್ಯತೆಯನ್ನು ಪಡೆದಿದೆ.
- ಭವಿಷ್ಯದಲ್ಲಿ ಸರ್ಕಾರಿ ಹಾಗೂ ಸರ್ಕಾರೇತರ ಸೇವೆಗಳನ್ನು ಪಡೆಯಲು ಆಧಾರ್ ನಿಮಗೆ ಸಹಾಯಕವಾಗಿದೆ.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार
Unique Identification Authority of India

ನಿಮ್ಮ
 C/O ಆಜ್ಜಾರ್ ರಾಮಾನು ಸರ್ಕಾರ್, 171/ಸಿ/1
 ಪಿಕ್ನಿಕ್ ಗಾರ್ಡನ್ ರೋಡ್, ಕೊಲ್ಕತಾ, ತಿಲ್ಜಲಾ, ಪೂರ್ವ
 24 ಪಾರ್ಗನಾ,
 ಪಶ್ಚಿಮ ಬಂಗಾಳ - 700039

Address:
 C/O Ajjar Rahaman Sarkar, 171/C/1,
 Picnic Garden Road, Kolkata, Tiljala,
 South 24 Parganas,
 West Bengal - 700039



7807 8015 1454

UID : 9141 2346 2104 8015

(Handwritten signature)



ভারত সরকার

নাম: অ্যাবসার আলম

Absar Alam

পিতা: হাবিবুর রহমান

Father: HABIBUR RAHMAN



জন্ম তারিখ: DOB: 11/02/2002

পুরুষ: Male



9996 1172 6883

আধার - সাধারণ মানুষের অধিকার

Emblem of India

ভারত সরকার

Address - - NIJAMPUR
Sagarpur, Uttar Dinajpur
Nizampur West Benga
733209

9996 1172 6883

www.mca.gov.in

www

Absar Alam

Major Information of the Deed

Deed No :	I-1523-08698/2022	Date of Registration	24/05/2022
Query No / Year	1523-8001535973/2022	Office where deed is registered	
Query Date	24/05/2022 1:14:11 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. 2/-	Rs. 4,42,800/-		
Stamp duty 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):- 152308682/2022		

Land Details :

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

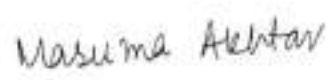
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-24 (RS :-)	LR-1731	Bastu	Bastu	0.82 Dec	1/-	2,21,400/-	
L2	LR-24 (RS :-)	LR-1730	Bastu	Bastu	0.82 Dec	1/-	2,21,400/-	
		TOTAL :			1.64Dec	2 /-	4,42,800 /-	
		Grand Total :			1.64Dec	2 /-	4,42,800 /-	

Personal Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
SALAUDDIN HAQUE Son of Md SAHIDUL HAQUE Executed by: Self, Date of Execution: 24/05/2022 Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office			
24/05/2022	LTI 24/05/2022	24/05/2022	

,DAIRPARA, City:- Not Specified, P.O:- JOY KRISHNAPUR, P.S:-Jalangi, District:-Murshidabad, West Bengal, India, PIN:- 742305 Sex: Male, By Caste: Muslim, Occupation: Professionals, Citizen of: India, PAN No.:: ADxxxxxx5F, Aadhaar No: 40xxxxxxxx0848, 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
MASUMA AKHTAR (Presentant) Wife of SALAUDDIN HAQUE Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office			
24/05/2022	LTI 24/05/2022	24/05/2022	

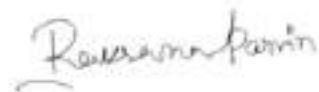
,DAIRPARA, City:- Not Specified, P.O:- JOY KRISHNAPUR, P.S:-Jalangi, District:-Murshidabad, West Bengal, India, PIN:- 742305 Sex: Female, By Caste: Muslim, Occupation: Professionals, Citizen of: India, PAN No.:: BLxxxxxx7Q, Aadhaar No: 36xxxxxxxx7291, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022
 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office

Attorney Details :

SI 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

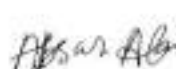
Name	Photo	Finger Print	Signature
RUKSANA PARVIN Wife of Farul Sarkar Date of Execution - 24/05/2022, Admitted by: Self, Date of Admission: 24/05/2022, Place of Admission of Execution: Office	 May 24 2022 3:34PM	 LTI 24/05/2022	 24/05/2022

.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)

Name	Photo	Finger Print	Signature
RABIUL AWAL UL RAHAMAN Son of Ajjar Rahaman Sarkar Date of Execution - 24/05/2022, Admitted by: Self, Date of Admission: 24/05/2022, Place of Admission of Execution: Office	 May 24 2022 3:29PM	 LTI 24/05/2022	 24/05/2022

.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)

Identifier Details :

Name	Photo	Finger Print	Signature
ABSAR ALAM Son of HABIBUR 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, SALAUDDIN HAQUE, MASUMA AKHTAR

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SALAUDDIN HAQUE	NEXT GENERATION HOUSING PRIVATE LIMITED-0.82 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	MASUMA AKHTAR	NEXT GENERATION HOUSING PRIVATE LIMITED-0.82 Dec

and details as per Land Record

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:- 24, LR Khatian No:- 1731	Owner:সালউদ্দিন হক, Gurdian:মহ সহিদুল হক, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	SALAUDDIN HAQUE
L2	LR Plot No:- 24, LR Khatian No:- 1730	Owner:মাসুমা আখতার, Gurdian:সালউদ্দিন হক, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	MASUMA AKHTAR

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 13:48 hrs on 24-05-2022, at the Office of the A.D.S.R. RAJARHAT by MASUMA AKHTAR, 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 4,42,800/-

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

Execution is admitted on 24/05/2022 by 1. SALAUDDIN HAQUE, Son of Md SAHIDUL HAQUE, DAIRPARA, P.O: JOY KRISHNAPUR, Thana: Jalangi, Murshidabad, WEST BENGAL, India, PIN - 742305, by caste Muslim, by Profession Professionals, 2. MASUMA AKHTAR, Wife of SALAUDDIN HAQUE, DAIRPARA, P.O: JOY KRISHNAPUR, Thana: Jalangi, Murshidabad, WEST BENGAL, India, PIN - 742305, by caste Muslim, by Profession Professionals

Indetified 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

Indetified 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

Indetified 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

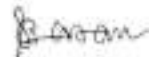
Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

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 8403, 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 364500 to 364532
Deed No 152308698 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.05.31 14:21:53 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2022/05/31 02:21:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

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