

15346/29

I-14949/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 231048

30/08/2024  
 30/8 - 2315983/24

*[Faded official stamp]*  
 District Sub-Registry  
 Alipore, South 24-parganas  
 30/08/2024

**DEVELOPMENT POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS** shall come I, **SHAIDUL ISLAM** (PAN NO. AAPEI6927L) (AADHAR NO. 833726747765), by faith – Islam, by occupation – Business, residing at 9, Miajan Ostagar Lane, Post Office – Jhowtala, Police Station- Karaya, Kolkata- 700017, hereinafter called and referred to as the **PRINCIPALS** of this Power of Attorney **SEND GREETINGS: -**

**WHEREAS:**

1. By an indenture of sale dated the 25<sup>th</sup> November made between the Trustees for the improvement of Calcutta and ABDUL AHAD registered in Book in I, Volume No. 3 Pages 187 to 189 Being No. 1879 for the year 1931 at the office of the Sub- Registrar of Sealdah the said Trustee for the improvement of Calcutta for the consideration mentioned therein granted, conveyed, transferred and sold to the said Abdul Ahad ALL THAT piece and parcel of Revenue Free land hereditament and premises containing an area 10(ten) Cottahs 3 (three) Chittacks 32(Thirty Two ) Sq. Ft. being plot No.145 of the Surplus land in Calcutta improvement Trust Scheme No. VIII-C formed out a portion of premises no.30/6 , Fazlul Haque Sarani formerly Jhowtala Road Being part of Holding No. 80 Sub-division -V Dihi Panchanannagram, Thana Ballygunge , Sub-Registrar Office Sealdah, District - 24 Parganas (South).
2. Being seized, possessed and/ or otherwise well sufficiently entitled to ALL THAT piece and parcel of land admeasuring 10 cottah 3 chittacks and 32 square feet being premises no. 30/6, Fazlul Haque Sarani formerly Jhowtala Road being part of Holding No. 80 Sub-division -V Dihi Panchanannagram, Thana Ballygunge, Sub-Registrar Office Sealdah, District - 24 Parganas (South) the then Abdul Ahad mutated its name in the records of Municipality.
3. By an indenture dated the 8th July 1964 Abdul Ahad entered into an agreement of sale with Kali Sankar Das for all that the said piece and parcel of Revenue Free land containing an area of 10(ten) Cottahs 3 (three) Chittacks 32 (thirty two) Sq.Ft. be the same or a little more or less situate lying at and the being the Municipal Premises No. .30/6, Fazlul Haque Sarani formerly Jhowtala Road Being part of Holding No. 80 Sub-division -V Dihi

Panchanannagram, Thana Ballygunge, Sub-Registrar Office Sealdah, District - 24 Parganas (South) together with the brick built 4 storied building with boundary wall standing thereon free from all encumbrance, charges, liens and lis-pendens .

4. The said Abdul Ahad sold, conveyed and transferred the said land with structure standing thereon to the Kali Sankar Das on 5<sup>th</sup> May 1965 in the office of Sub-Registry at Sealdah registered and recorded in Book No. I, Volume No 9, Pages 203 to 207, Being No. 288 in the year 1965 and the Said Kali Sankar Das after being the Owner of the said Premises being no. 30/6, Fazlul Haque Sarani formerly Jhowtala Road Being part of Holding No. 80 Sub-division -V Dihi Panchanannagram, Thana Ballygunge, Sub-Registrar Office Sealdah, District - 24 Parganas (South) under municipal ward no. 64 seized and possessed the said Property.

5. By Virtue of registered deed of conveyance mentioned above the said Kali Sankar Das became the absolute sole owner and occupier was seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Bastu land measuring 10(Ten) Cottahs 3(three) Chittacks 32(thirty two) Sq.Ft. with Four storied structure standing thereon and it is recorded as C.I.T Scheme No. VIII-C Plot No. 145, Division No. V ,Sub-Divn. F, Holding No. 30 Dihipanchanagram, 24 Pgs South P.S. Ballygunge Calcutta - 700017 and Municipal Premises No. 30/6, Fazlul Haque Sarani, formerly known as Jhowtala Road, Police Station – Ballugunge, under Municipal Ward No. 64, Kolkata - ~~700017~~. Which is morefully and particularly described and mentioned in the schedule hereunder written and being recorded in the municipal records and Assessed as no. 11-064-19-0030-1.

6. That on 20<sup>th</sup> day of June 1969 the Kali Sankar Das granted , transferred, conveyed and sold to Abdul Islam ALL THAT piece and parcel of

Bastu land measuring 10(Ten) Cottahs 3(three) Chittacks 32(thirty two) Sq.Ft. with Four storied structure standing thereon and it is recorded as C.I.T Scheme No. VIII-C Plot No. 145, Division No. V, Sub-Divn.-F, Holding No.30 Dehipanchanagram, 24 Pgs South P.S. Ballygunge Calcutta - 700017 and Municipal Premises No. 30/6 , Fazlul Haque Sarani, formerly known as Jhowtala Road, Police Station – Ballugunge, under Municipal Ward No. 64,Calcutta - 700017 and the aforesaid sale document was registered in the office of Sub-Registry at Sealdah recorded in Book No.I , Volume No 8, Pages 238 to 241 Being No.153 for the year 1969 and thus Abdul Islam became the Owner of the Schedule mentioned premise and also mutated his name before the Municipal Corporation at Calcutta

7. By virtue of sale document dated 20.6.1969 the Abdul Islam became owner thereof and is also seized, possessed and/ or otherwise well sufficiently entitled to ALL THAT piece and parcel of land admeasuring 10 cottah 3 chittacks and 32 square feet being Premises No. 30/6, Fazlul Haque Sarani, P.S. Ballygunge, Calcutta -700017 within the limit of the Calcutta Municipal Corporation, under ward.No.64

8. That the Abdul Islam out of his natural love and affection for his son eldest son Shaidul Islam willingly, voluntarily and/also out of his free will and choice and sound health decided to make gift (Hiba) of ALL THAT piece and parcel of land admeasuring 10 cottah 3 chittacks and 32 square feet being Premises No. 30/6, Fazlul Haque Sarani, P.S. Karaya , Kolkata -700017 with the limit of the Kolkata Municipal Corporation Ward No.64 in favour of his eldest son the said Shaidul islam with all title and interest appertaining thereto free from all encumbrances whatsoever and the said gift (Hiba) dated 24.07.2020 was registered in the office of Additional District Sub-Registrar at Sealdah and recorded in book no.1, volume no.1606-2020, pages no. 75624 to 75648 being no. 160601610 for the year 2020.

9. Thus by virtue of said Deed of Gift Shaidul Islam became the absolute owner and accordingly mutated its name in the records of Kolkata Municipal Corporation and is currently seized, possessed and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about 10 (Ten) cottahs 3 (three) chittacks, 32 (thirty two) sq. ft. be the same little more or less alongwith 40 year old 4 storied tenanted structure admeasuring about 2000 Sq.Ft. Cemented Flooring situate and lying at premises No. 30/6, Fazlul Haque Sarani, P.S. Karaya, Kolkata -700017 with the limit of the Kolkata Municipal Corporation under ward No.64.

10. That due to some typographical error inadvertently entered into the said Deed of Gift creating anomalies now it became very imperative to cancel the said Deed of Gift and further execute another fresh document of Gift so by Deed of Cancellation dated 8<sup>th</sup> day of May registered in the office of A.D.S.R at Sealdah recorded in Book No I , Volume No.1606-2024, Pages from 47101 to 47112, Being No.160601768 for the year 2024 and simultaneously executed Deed of Gift with all rights and Title as mentioned in the previous Gift Deed registered in the office of A.D.S.R at Sealdah recorded in Book NO.I, Volume No,1604-2024 Pages from 47113 to 47129, Being No.160601765 for the year 2024.

11. The First Party herein had entered into a Development Agreement with (1) Mohammed Ayub, (PAN No. AFCPM7684P), (AADHAR NO. 4647 9890 0193), son of Late Mohammed Nayeem, by faith – Islam, by occupation – Business, residing at 62, Shakespeare Sarani, Post office- Circus Avenue, Police Station- Beniapukur, Kolkata-700017 and (2) Arshad Ali (PAN No.AHSPA4570G), (AADHAR NO. 4354 9859 2348), son of Ahmed Ali, by faith – Islam, by occupation – Business, residing at 62, Shakespeare Sarani, Post office- Circus Avenue, Police Station- Beniapukur, Kolkata-700017 as Developer mentioned therein vide Development Agreement dated 07.01.2021

registered in the office of District Sub-Registrar-III at Alipore recorded in Book no,1 Volume No.1603-2021, Pages 6700 to 6740,being no160300072 for the year 2021 and simultaneously executed Development Power in favour of Mohammed Ayub and Arshad Ali registered in the office of District Sub-Registrar-III at Alipore and recorded in Book no-1 and volume no. 1603-2021, pages no. 6661 to 6685 being no. 160300075 for the year 2021.

12. That the erstwhile Developer due to unavoidable circumstance and paucity of fund decided to cancel the said development agreement dated 07.01.2021and simultaneously development power of attorney.

13. That the Development Agreement dated 07/01/2021 is cancelled, rescind, void and never acted upon and for that a deed of cancelation of Development Agreement dated 27.08.2024 and is recorded in Book No.I, Being No.15072 for the year 2024 is executed and simultaneously Development Power Attorney is also stood cancelled, rescind and non - effective by virtue of deed of cancellation of Development power of Attorney dated 27.08.2024 and recorded in Book No.IV, Being No.15073 the year 2024 both indenture registered in the office of District Sub-registrar III, Alipore Kolkata.

14. That with a view to develop the said property by making construction of a residential multi storied building the owner herein has entered into a registered Agreement for Development of the said property with **(1) KALIM VENTURE LLP.** a Limited Liability Partnership firm, represented by one its designated Partner **FIRDOUS KALIM (PAN : ALKPK8786E) (Aadhaar No. : 925455349513)** son of Late Md. Kalimuddin, by faith –Islam, by occupation – Business, by Nationality – Indian, residing at 61, Ripon Street,

Post Office – Park Street, Police Station –Park Street, Kolkata – 700016 and  
**(2) MOHAMMED SAIF YOUSUF (PAN : AEXPY1807N) (AADHAR NO. 4871 1501 3284)**, son of Md. Yousuf Jamal, residing at Flat No. B/C/1, 26B, Dr. Suresh Sarkar Road, Post- Entally, Kolkata-700014 therein referred to as the Developer on 30<sup>th</sup> day of August 2024 under the terms and conditions as contained therein registered in the office of D.S.R. (11) and recorded in Book No. 1..... Volume No X , Pages X to X Being No. 14934 for the year 2024.

*Handwritten signature/initials*

15. That now it has become necessary and expedient to authorise and empower the Developer Company i.e., **KALIM VENTURE LLP.** a Limited Liability Partnership firm, represented by one its designated Partner **FIRDOUS KALIM (PAN : ALKPK8786E) (Aadhaar No. : 925455349513)** son of Late Md. Kalimuddin, by faith –Islam, by occupation – Business, by Nationality – Indian, residing at 61, Ripon Street, Post Office – Park Street, Police Station –Park Street, Kolkata – 700016 to do all such acts, deeds, matters and things for smooth running of the proposed Construction work and allied work thereto for completion of the Project.

**NOW KNOW ALL BY THESE PRESENTS** that I, **SHAIDUL ISLAM (PAN NO. AAEP16927L) (AADHAR NO. 833726747765)**, by faith – Islam, by occupation – Business, residing at 9, Miajan Ostagar Lane, Post Office – Jhowtala, Police Station- Karaya, Kolkata- 700017 have appointed **KALIM VENTURE LLP.** a Limited Liability Partnership firm, represented by one its designated Partner **FIRDOUS KALIM (PAN : ALKPK8786E) (Aadhaar No. : 925455349513)** son of Late Md. Kalimuddin, by faith –Islam, by occupation – Business, by Nationality – Indian, residing at 61, Ripon Street, Post Office – Park Street, Police Station –Park Street, Kolkata – 700016 as our true and lawful **Constituted Attorney** in my name and on my behalf to do or execute or caused to be done and executed all such acts, deeds, matters and things in our names and on our behalf relating to the said property fully mentioned in the Schedule hereunder written:-

- a)** To hold the possession of the said property as our Attorney and to maintain and manage the affairs of the said property and to protect the same in all manners and to take all steps for the said purpose in the manner as may be thought, fit, proper and expedient including initiating criminal or civil actions and taking Police help and incurring costs and expenses and appointing guards and watchmen and to maintain peaceful and vacant possession of the said property.
- b)** To have the said Premises surveyed and measured and to pay for such surveys and have Plan(s) prepared.
- c)** To appoint consultants and experts for soil testing and also to appoint and engage Architects, Engineers, Structural Engineers, Drainage and Plumbing Engineers/Experts, Electrical Engineers and Contractors and all others experts or Consultants as may be deemed necessary by the Developer for developing the said property/ Premises.
- d)** To draw and/or prepare the necessary Plan(s) and/or applications for requisite permission and/or sanctions for development and construction of the proposed building into and over the said property as may be necessary and for the said purpose to sign, verify and re-verify all applications, forms, undertakings, declarations, papers and documents.
- e)** To sign all papers and documents and applications and letters necessary for seeking permission from the authorities and all other departments for obtaining permissions for development and construction of the project at the said Premises.
- f)** To appear and represent us before the Kolkata Municipal Corporation, Calcutta Electric Supply Corporation, Collector, Land Acquisition & Requisition Department, K.M. D. A. (Kolkata Metropolitan Development






Authority), K.I.T. (Kolkata Improvement Trust), Land Ceiling Department, Police Station, Income Tax Department, Court, Tribunal etc., and all or any Govt. or Semi-Government, Private body or authority concerned and to sign and execute all papers and documents as may be required and do all acts, deeds and things that may be necessary.

- g)** To do in general all matters and things that may be necessary for the work of construction and to enter into all correspondence and sign all letters and papers, documents, letters, applications, declarations, indemnity bond, undertaking and to file and defend all suit, proceedings, litigations, appeals and arising out the contract and/or termination thereof and/or development of the said Premises and construction of building and all matters connected with the said project and to file all returns and comply with the provisions of statutes/rules and do other compliances that may be required from time to time by Government/ Authority as may be deemed necessary by the Developer for developing the said Premises.
- h)** To take steps and appear in all legal proceedings concerning the said property and to sign, verify all papers including Plaints, Written Statements, Affidavit, Petitions, Pleadings, Compromises Appeals, Vokatnamas that may be necessary in this behalf and to deal with and/or negotiate with any person and/or occupier in the said Premises and to take necessary steps which my said Attorney at his own discretion shall think fit and proper.
- i)** To sign, execute and deliver all or any Agreement and all instruments pertaining to the Developer's allocation (save and except Owner's allocation as mentioned in the said Development Agreement) in terms of the said Development Agreement dated                      day of



2024 and to execute and register any Gift Deed in favour of the Kolkata Municipal Corporation, Boundary Declaration or any other Deed/s in favour of the Kolkata Municipal Corporation, that may be required for obtaining sanction Building Plan, Sale Deed/Transfer Deed in favour of intending Purchaser or before Notary Public or before any Oath Commissioner for similar purposes and development and portions of the building or apportionment to be construction at the said Premises.

- j)** To enter into Agreement/Instrument for negotiations or to finalize all sale pertaining to the Developer's Allocation (save and except Owners' Allocation) of the building to be constructed at the said Premises on such terms and conditions, considerations, stipulations, provisions as my said Attorney shall think fit and proper with any prospective Purchaser/Buyer(s) and to accept there from any amount in advance/earnest money and agree to payment in installments and the manner of full and final payment and to give valid receipt(s) and discharge in respect thereof and to put the Purchaser/ Buyer(s) in possession of the Flat or portion agreed to be sold and/or transferred save and except the Owners' allocation.
- k)** To deliver possession and/or make over the constructed Flats/ Car Parking Space pertaining to the Developer's allocation in terms of the said Development Agreement and to issue letter of possession in respect thereof and to do all and everything that shall be necessary for completing the sale, lease, assign or otherwise in compromise of the deal finalized, but such delivery of possession in favour of the intending Purchasers shall not be made until the Developer hand over the Flat to the Owners in terms of the Agreement for Development.

- l)** To file complaint with the Magistrate or any other concerned authority for protecting the said Property/Premises and/or the buildings to be constructed thereon against all unlawful acts, if done by anybody and prosecute the same.
- m)** To commence, prosecute, enforce, defend, answer and oppose allocations and other legal proceedings and demands, writ applications and any and all other proceedings touching any of the matters concerning the said property or any part thereof and to compromise, settle refer to arbitration and to settle and compromise all such actions and suits as shall be decided by my said Attorney. 
- n)** To engage Architect, L. B. S., Solicitors, Advocates, and other legal agents and sign all Kaladana, Powers, authorisations and to revoke such appointments and to appoint others in his place and to make payment of their fees. 
- o)** To pay and deposit all rates, taxes, sanction fees and all other charges, expenses and outgoings whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incomings receivable for and on account of the said Premises or any part thereof and grant receipts confirmations and acknowledgements. 
- p)** To pay all such moneys and incur all costs, charges and expenses from time to time as shall be required for the purpose of development of the said Premises and construction of the building and completion thereof. 
- q)** To receive all moneys and grant receipts and discharges in respect of the amount to be received on sale and dispose of Flats/ Car Parking Space save and except Owners' allocation. 

- r) To obtain Drainage Connection, Water Connection from the Kolkata Municipal Corporation, and Electricity Connection from the CESC Limited and to bring utility services on my behalf. ↗
- s) To do all such other acts, deeds and things as shall be necessary from time "to time for and in relation to and/or in connection with the aforesaid matters of development of the said Property/Premises and construction of the multistoried building and completion of projects in connection with intended building and constructions thereof AND we the Owners hereto do confirm accept and agreed that all such shall be always binding on us and we do hereby ratify and confirm and agree to confirm and ratify all such acts, deeds and things that shall be done by the said Attorney by virtue of the authorities and powers hereby confirmed as my own acts, deeds and things as if done by us. ↗
- t) To pay and discharge all or any debt or debts, sum or sums due or hereafter to become due or owing by any person(s), Office, Local Authority relating to my said Premises and to receive valid receipt in my name and on my behalf. ↙
- u) To sell, transfer, convey and assign or otherwise dispose of the several Flats, Car Parking Space from the Developer's allocation in the Schedule below property (save and except Owners' allocation as mentioned in the Development Agreement) or any part thereof to any person, firm etc., and to sign execute and register all deeds, agreements, instruments and to do all acts and things as my said Attorney may deem necessary or proper for or in relation to all or any of the purposes or matters aforesaid. —
- v) To receive the consideration money from the intending Buyer(s) in respect of the said Developer's allocation or any part thereof and to ↗

give proper receipt thereof and to admit the receipt before the registering authority in my name and on my behalf.

- w) To raise funds and/or take loan and/or finance by virtue of this Agreement as its own individual loan or otherwise for which the Owner shall render all co-operation and assistance. Provided however that the above is no way shall prejudicially affect the right, title and/or interest of the Owner in respect of the Owner' Allocation in any way. ✓
- x) For all or any purposes hereinbefore stated or otherwise to appear and represent us before all authorities and to sign and execute and submit all deeds, papers and documents relating to my said Premises which my said Attorney at his own discretion shall think, fit and proper. ✓
- y) To do all acts and things as may be necessary appropriate or expedient for such assurance as may be necessary for the completion of the sale as aforesaid from the Developer's allocation.

**AND IT IS HEREBY** declared and confirmed that Powers and authorities hereby granted and conferred shall remain in force during the continuance of the said Development Agreement PROVIDED HOWEVER that the Attorney shall not relate any financial liability on the Owners herein and shall always keep the Owners fully indemnified against all actions, suits, proceedings, costs, demands and expenses in respect thereof. ✓

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

**AND** I hereby for myself, ratify and confirm, and agree to ratify and confirm all and whatsoever my said Attorney shall T lawfully do or cause to be done in or about the said Premises notwithstanding no express power in that behalf is herein provided.

**THE SCHEDULE ABOVE REFERRED TO**  
**(Description of the land with existing structure)**

**ALL THAT** piece and parcel of Revenue Free Land containing an area of **10 (ten) Cottahs 3 (three) Chittacks 32 (Thirty Two) Sq. ft.** be the same a little more or less together tenanted 4 storied i.e. 2000 Sq. ft. cemented floor, 40, years existing building standing thereon situated lying at municipal premises No.30/6, Fazlul Haque Sarani formerly known as Jhowtala Road, Kolkata 700017, P.S. Karaya, Ward No.064, being C.I.T. Plot No.145 Scheme No.VIII-C, Holding No.80, Division V, Sub -Division - F, Dehi Panchannagram, District - 24 Parganas (South), Road Zone : (Park Street, Ward No.64, and butted and bounded as follows: -

**ON THE NORTH** : By B/2/H/9, Radha Gobind Saha Lane

**ON THE SOUTH** : By Jhowtala Road

**ON THE EAST** : By 7/H/1, New Kasia Bagan Lane

**ON THE WEST** : By Premises No.P-140, C.I.T. Scheme

*[Handwritten signature]*

**IN WITNESS WHEREOF** We, Executants, have set our hands to this Development Power of Attorney on this 30<sup>th</sup> day of August, 2024.

**SIGNED, SEALED AND DELIVERED**

by the *Principal* in the presence of the following :

**WITNESSES :**

1. Md. Zahid  
5, Lollin Lane, Kolkata -  
700016

2. Sana Shaikh  
84, Shibpur, Howrah -  
711102

*Shauhidul Islam*

**PRINCIPAL**

I accept the Power

Prepared by me,  
A.R. Hafiz  
Advocate.

**KALIM VENTURE LLP**  
*[Signature]*  
**Designated Partner**

**ATTORNEY**

High Court, Calcutta

F-281/333/2002

## SPECIMEN FORM FOR TEN FINGERPRINTS



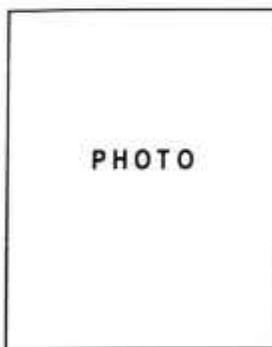
*Shaidul Islam*

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

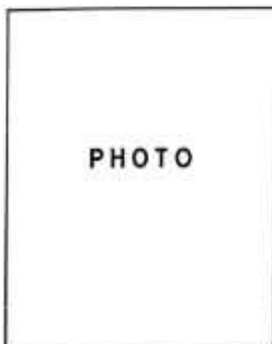


*Amur Islam*

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



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



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

### Major Information of the Deed

|   |  |   |            |
|---|--|---|------------|
| Deed No :   | I-1603-14949/2024  | Date of Registration  | 30/08/2024 |
| Query No / Year   | 1603-8002315983/2024   | Office where deed is registered   |            |
| Query Date  | 30/08/2024 3:13:51 PM  | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas               |            |
| Applicant Name, Address & Other Details   | BHASKAR CHONGDAR<br>Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9674174110, Status :Others  |   |            |
| 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. 1/-   |  | Rs. 6,42,89,350/-   |            |
| Stampduty Paid(SD)  |  | Registration Fee Paid   |            |
| Rs. 100/- (Article:48(g))   |  | Rs. 53/- (Article:E, E, M(b), H)  |            |
| Remarks   | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160314934/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area) |   |            |

### Land Details :

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Fajtul Haque Sarani, Road Zone : (Park Street (Ward No-64) – Nasiruddin Lane (Ward No-64)) , , Premises No: 30/6, , Ward No: 064 Pin Code : 700017

| Sch No               | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land               | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                        |
|----------------------|-------------|----------------|-----------------------|----------------------------|-------------------------|-----------------------|--------------------------------------|
| L1                   |             |                | Bastu                 | 10 Katha 3 Chatak 32 Sq Ft | 1/-                     | 6,42,89,350/-         | Property is on Road , Project Name : |
| <b>Grand Total :</b> |             |                |                       | <b>16.8827Dec</b>          | <b>1 /-</b>             | <b>642,89,350 /-</b>  |                                      |

### Principal Details :




| SI No | Name,Address,Photo,Finger print and Signature  |   |   |   |
|-------|--|---|---|---|
| 1     | Name   | Photo   | Finger Print  | Signature   |
|       | <b>Mr SHAIDUL ISLAM</b><br>Son of Mr ABDUL ISLAM<br>Executed by: Self, Date of Execution: 30/08/2024<br>, Admitted by: Self, Date of Admission: 30/08/2024 ,Place : Office |  | <br>Captured |  |
|       | 30/08/2024   |   | LTI<br>30/08/2024   | 30/08/2024  |

9, MIAJAN OSTAGAR LANE, City:- , P.O:- JHOWTALA, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India , PAN No.:: AAxxxxxx7L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/08/2024 , Admitted by: Self, Date of Admission: 30/08/2024 ,Place : Office

**Attorney Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>KALIM VENTURE LLP</b><br>61, RIPON STREET, City:- , P.O:- PARK STREET, P.S:-ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx6F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |

**Representative Details :**

| SI No   | Name,Address,Photo,Finger print and Signature   |  |   |   |
|---|---|--|---|---|
| 1   | Name  | Photo  | Finger Print  | Signature   |
|   | <b>FIRDOUS KALIM (Presentant)</b><br>Son of Late MD KALIMUDDIN<br>Date of Execution - 30/08/2024, , Admitted by: Self, Date of Admission: 30/08/2024, Place of Admission of Execution: Office |  | <br>Captured |  |
|   |   | Aug 30 2024 3:26PM   | LTI<br>30/08/2024   | 30/08/2024  |
| 61, RIPON STREET, City:- , P.O:- PARK STREET, P.S:-ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Jain, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx6E,Aadhaar No Not Provided Status : Representative, Representative of : KALIM VENTURE LLP (as PARTNERS) |   |  |   |   |

**Identifier Details :**

| Name   | Photo   | Finger Print  | Signature   |
|--|---|---|---|
| <b>Mr BHASKAR CHONGDAR</b><br>Son of Mr AMAL CHANDRA CHONGDAR<br>SEALDAH CIVIL COURT, City:- , P.O:- ENTALLY, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 |  | <br>Captured |  |
|  | 30/08/2024  | 30/08/2024  | 30/08/2024  |
| Identifier Of Mr SHAIDUL ISLAM, FIRDOUS KALIM,   |   |   |   |

**Transfer of property for L1**

| SI.No | From             | To. with area (Name-Area)     |
|-------|------------------|-------------------------------|
| 1     | Mr SHAIDUL ISLAM | KALIM VENTURE LLP-16.8827 Dec |

**Endorsement For Deed Number : I - 160314949 / 2024**

**On 30-08-2024**

**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 15:16 hrs on 30-08-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by FIRDOUS KALIM ..

**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 6,42,89,350/-

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

Execution is admitted on 30/08/2024 by Mr SHAIDUL ISLAM, Son of Mr ABDUL ISLAM, 9,MIAJAN OSTAGAR LANE, P.O: JHOWTALA, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Others

Indetified by Mr BHASKAR CHONGDAR, , , Son of Mr AMAL CHANDRA CHONGDAR, SEALDAH CIVIL COURT, P.O: ENTALLY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Others

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

Execution is admitted on 30-08-2024 by FIRDOUS KALIM, PARTNERS, KALIM VENTURE LLP, 61, RIPON STREET, City:-, P.O:- PARK STREET, P.S:-ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN:- 700016

Indetified by Mr BHASKAR CHONGDAR, , , Son of Mr AMAL CHANDRA CHONGDAR, SEALDAH CIVIL COURT, P.O: ENTALLY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 53.00/-

**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 36186, Amount: Rs.100.00/-, Date of Purchase: 15/05/2024, Vendor name: S MUKHERJEE



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 395908 to 395929  
being No 160314949 for the year 2024.



Digitally signed by Debasish Dhar  
Date: 2024.09.05 12:43:49 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 05/09/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.