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AM 646584

17/01/2023
G-2000117048/2023
Certified that the document is admitted to
Registration. The signature sheets and the
enclosed seal sheets attached with the
document are the part of the document.

District Sub-Registrar-IV
Registrar (S. 7 (2) of
Registration Act)
Alipore, South 24 Parganas
17 JAN 2023

AGREEMENT FOR DEVELOPMENT
-CUM-
DEVELOPMENT POWER OF ATTORNEY

THIS AGREEMENT FOR DEVELOPMENT-CUM-DEVELOPMENT POWER
OF ATTORNEY is made on this the 17th day of January, 2023 **BETWEEN**

S. No. 6264 Date 17/01/2023

Sold to
of
Rupees 1000

ALOK SAFUI
Advocate, Alipore P.
Kolkata

ALOK SAFUI
Advocate, Alipore Police Court
Kolkata 27

SD
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kolkata



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Alok Safui
Alipore Police Court
Kolkata 27

(1) MD. KHALILUR RAHMAN, (PAN- AFIPR3640C & Aadhaar No. 5752-4554-3577) son of Md. Jillar Rahaman, by faith-Islam, Indian, by occupation –Service, presently residing at Telecom Housing Complex, Block C-5, Flat No.15, P.O. & P.S. Ichhapur, Dist. Howrah, Pin-711104,(2) MR. ABUL KALAM AZAD, (PAN- ACLPA9137H & Aadhaar No. 5908-3594-5901) son of Md. Azmatulla, (3) HUSNE AZAD (PAN- ADAPA0146J & Aadhaar No. 5740-5401-7256) wife of Md. Abul Kalam Azad, both by faith-Islam, Indian, by occupation–Service & Housewife respectively, residing at Flat No.14D, Tower-1, South City, 375, Prince Anwar Shah Road, P.O. Jodhpur Park, P.S. Jadavpur, Kolkata – 700 068, hereinafter referred to as the 'OWNER' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**:

AND

JEET NIRMAN PVT. LTD. (PAN-AACCJ1776F) a Private limited Company incorporated under Indian Companies Act., having its office at A/41, Ganga Nagar, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata–700 099, represented by one of its Director, SRI BISWAJIT BISWAS, (PAN-AJPPB3712L) son of Sri Prabhas Biswas, by faith Hindu, Indian, by occupation–Business, residing at A/41, Ganga Nagar, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata–700 099, hereinafter referred to as the 'DEVELOPER' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**:



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WHEREAS the Owner No.1 herein, Md. Khalilur Rahaman, purchased a plot of land measuring 2 Cottahs 10 Chittaks 22.5 sq.ft. be the same a little more or less, situated at Mouza –Madurdah, J.L. No. 12, Pargana-Kalikata, R.S. No.212, Touzi No.2998, comprised in C.S.Dag No.448, R.S. Dag No.455, appertaining to C.S. Khatian No.133, R.S. Khatian No.190, under P.S. Kasba then Tiljala now Anandapur, at present lying within the limits of the Kolkata Municipal Corporation, Ward no. 108, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of South 24-Parganas, more fully described in the First Schedules hereunder written, by a Bengali Deed of sale, registered at D.S.R.-III Alipore and recorded in Book No.I, Volume No.31, pages 165 to 174, Deed No.1538 for the year 1995 from the then lawful owner Sri Hemendra Prasad Som, son of Late Girindra Mohan Som, 2, Halder Bagan,P.O. Rahra, Dist. North 24-Parganas.

AND WHEREAS thus the said Owner no.1 herein mutated his name in the office of the Kolkata Municipal Corporation in respect of the said plot of land, which has since been known and numbered as Municipal Premises No.1835, Madurdah, vide Assessee No. 31-108-05-3144-1, upon payment of rates and taxes thereto.

AND WHEREAS the Owner No.2 & 3 hereto, Mr. Abul Kalam Azad, Husne Azad purchased a plot of land measuring 2 Cottah 10 Chittaks 22.5 Sq.ft. be the same a little more or less, situated at Mouza – Madurdah, J.L. No. 12, Pargana- Kalikata, R.S. No.212, Touzi No.2998, comprised in C.S.Dag No.448, R.S. Dag No.455, appertaining to C.S. Khatian No.133, R.S. Khatian No.190, under P.S. Kasba then Tiljala now Anandapur, at present lying within the limits of the Kolkata



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Municipal Corporation, Ward no. 108, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of South 24-Parganas, more fully described in the First Schedules hereunder written, by a Deed of sale, dated 31.05.1996, registered at D.S.R.-III, Alipore and recorded in Book No.I, Volume No.18, pages 367 to 377, Deed No.954, for the year 1996 from the then lawful owner Sri Hemendra Prasad Som, son of Late Girindra Mohan Som, 2, Halder Bagan,P.O. Rahra, Dist. North 24-Parganas.

AND WHEREAS thus the said Owner No.2 & 3 herein mutated their names in the office of the Kolkata Municipal Corporation in respect of the said plot of land, which has since been known and numbered as Municipal Premises No.975, Madurdah, vide Assessee No. 31-108-05-0976-9, upon payment of rates and taxes thereto.

AND WHEREAS by a Deed of Exchange, dated 18.04.2016, registered in the office of D.S.R.-III, Alipore and recorded in Book No.I, Volume No. 1603-2016, Deed No. 1937 For the year 2016, the parties hereto amalgamated their two adjoining plots of land into a single plot of land altogether measuring 5 Cottahs 5 Chittaks be the same a little more or less, together with 400 sq.ft. tile shed structure standing thereon, more fully described in the First Schedule hereunder written.

AND WHEREAS being the absolute owners of the total land, the Owners herein also mutated their names in the office of the Kolkata Municipal Corporation in respect of the said plot of land, which has since been known and numbered as Single Municipal Premises No.975, Madurdah, upon payment of rates and taxes thereto.



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AND WHEREAS the Owner is desirous of constructing a G+IV storied building on the said land, but due to insufficiently fund, the Owner have placed their offer to the Developer to entrust the said development work with some terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owner herein under the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed and declared by and between the parties hereto as follows:-

That in this agreement unless anything appears to be repugnant to the subject or context:-

ARTICLE – I : DEFINITION

1.1 **OWNER**: shall mean and include the party of the First Part and their respective heirs and successors.

1.2 **DEVELOPER**: shall mean and include the Party of the Second Part and his heirs, executors, administrators, legal representatives and assigns.

1.3 **SAID PROPERTY**: shall mean and include the land measuring 5 Cottahs 5 Chittaks be the same a more or less together with 400 sq.ft. tile shed structure standing thereon, situated at Mouza –Madurdah, J.L.No.12, Pargana - Kalikata, R.S. No. 212, Touzi No.2998, comprised in C.S.Dag No.448, R.S. Dag No.455, appertaining to C.S. Khatian No.133, R.S. Khatian No.190, being Municipal Premises No.975, Madurdah, under P.S. Kasba then Tiljala now Anandapur, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.108, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of



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South 24-Parganas, fully described in the First Schedule hereunder written .

1.4 NEW BUILDING: shall mean and include such G+IV storied building shall be approved by the parties hereto in respect of the said property to be constructed on the said land.

1.5 COMMON FACILITIES: shall mean and include corridors, staircase, ways, landing, roof common passage, boundary wall, water reservoir, water tank, Lift, pump motor, electrical and sanitary installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.

1.6 OWNER'S ALLOCATION:-

i) The Owner No.1 herein Md. Khalilur Rahaman will be allotted entire Third floor and two car Parking space measuring about 120 sq.ft. (each) on the Ground floor of the proposed G+IV storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building and a sum of **Rs.10,00,000/-** (Rupees Ten Lakh) only as and by way of Non-Refundable money, will be paid by the Developer

ii) The Owner No.2 & 3 herein Abul Kalam Azad and Husne Azad will get a sum of **Rs.65,00,000/-** (Rupees Sixty Five Lakh) only as and by way of Non-Refundable money, paid by the Developer and no flat or space of the said building will be allotted to them.

1.7 DEVELOPER'S ALLOCATION : shall mean and include save and except the Owner' allocation, the remaining Flat and spaces of the proposed G+IV storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.



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1.8 BUILDING PLAN: shall mean and include the plan approved by the parties hereto and duly sanctioned by the Kolkata Municipal Corporation for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto and sanctioned by the Kolkata Municipal Corporation.

ARTICLE- II; DATE OF COIMMENCEMENT

2.1 This agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in full force so long the Developer's allocation is sold or transferred to the intending purchasers.

ARTICLE -III: OWNER' REPRESENTATION

3.1. The Owner are absolutely seized and possessed of or otherwise well and sufficiently entitled in respect of the landed property, more particularly described in the First Schedule hereunder written free from all encumbrances and have not entered into any agreement or contract with any person or persons in respect of the said property and have not received any advance or part payment thereof.

3.2. The said land is not affected by any Scheme of acquisition or requisitioned of the State /Central Govt. or any local body/authority and the same has a clear and good marketable title therein.

ARTICLE-IV: DEVELOPER'S REPRESENTATION

4.1 The Developer has sufficient knowledge and experience in the matter of development/construction of immovable properties and construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property and/or construction of the said new building.



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ARTICLE -V: DEVELOPMENT WORK

5.1 The Owners hereby appoint the Party of the Second Part as the Developer and/or contractor, which the Developer hereby agreed and accept.

5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building, having several self contained flats on the Ownership basis and will sell the flats and spaces together with undivided proportionate share or interest in the land of the new building in favour of the prospective purchaser or purchasers except the Owners' allocation.

ARTICLE -VI: DEVELOPER'S COVENANTS

6.1 The Developer shall at his own expenses shall complete and/or cause to be completed the construction of the said new building and deliver the said Owner's allocation as stated hereinbefore within the **36 (Thirty six)** months from the date of sanctioned building plan.

6.2 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the Owner or on account of the Developer himself or on account and/or on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.

6.4 The Developer at his own costs and expenses apply for and obtain all necessary sanction and/or permission or No Objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.



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6.4 The Developer shall at his own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required at the said building, but for supply of electricity in the new building, the Developer will apply to the electricity supply authority for obtaining the main connection or main meter and the said meter will be the common meter for all the occupiers of the proposed building, the individual meter to be installed at the cost of the Owner and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

ARTICLE-VII: OWNERS' COVENANTS

7.1 The Owners shall grant execute and issue a General Power of Attorney in favour of the Developer authorising and/or empowering the Developer to do all acts, deeds matters and things necessary for completion of the works of development of the said property and/or construction of the said proposed new building and/or to sell the Developer's allocation as per terms of this agreement.

7.2 The Owner shall be bound if so required by the Developer, sign, execute and deliver all agreements with the intending purchaser(s) applications, papers, documents and declaration to enable the Developer to apply for and obtain electricity, sewerage, water and other public utility services in or upon the said new building and/or to co-operate the developer for modification and/or rectification to the plan sanctioned by the Kolkata Municipal Corporation, and for all of these acts, deeds and things the Owners shall grant power of Attorney in favour of the Developer.



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7.3 The Owners shall not in any manner obstruct the carrying out of the Development of the said property and/or construction of new building in or upon the said land as herein agreed. Moreover the Owner shall have no right to claim anything except the Owners' allocation in the said building.

7.4 The Owners deliver the original title deed and all other relevant papers and documents to the Developer for selling and transferring the said Developer's allocation and the Developer herein retain the said original papers and documents so long the said Developer's allocation is sold to the intending Purchaser or purchasers.

7.5 All the flats and other spaces of the proposed new building to be erected and sold by the Developer except the Owners' allocation with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.

ARTICLE-VIII: CONSTRUCTION

8.1 The construction of the said new building shall be made by the Developer as per the Building plan to be sanctioned by the Kolkata Municipal Corporation.

8.2 The Developer shall be entitled to obtain necessary modification or rectification plan for the purpose of completion of the construction of the building if necessary to be sanctioned by the Kolkata Municipal Corporation.

8.3 The Developer shall retain appoint and employ such masons Architects, Engineers contractor, manager, supervisors, caretaker and other employees for the purpose of carrying out the work of



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development of the said property and/or the construction of the said new building as the Developer shall at his own discretion think fit and proper.

8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons supervisors, architects contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction and in this regard the Owner shall not in any manner would be made responsible or liable.

ARTICLE-IX: SPACE ALLOCATION

9.1 After completion of the construction of the new building, the Developer will allot the flat to the Owners first and after that to the intending purchasers according to the booking of allocation of the prospective purchasers.

9.2 The Developer will be solely responsible for the allotment of flats and spaces in the building to be constructed by him and no one will be entitled to interfere thereto including the Owner herein.

ARTICLE-X: RATES& TAXES

10.1 The Owners, Developer and Developer's transferees shall bear and pay the municipal taxes, building taxes and other rates and taxes whatsoever as may be found payable in respect of the said new building after delivery of possession to the Owner and purchasers proportionately

10.2. The Owner, Developer or the Developer's transferees after taking possession, shall bear and pay the proportionate amount of cost of maintenance and service charges with regard to the said new building in



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respect of their allocation and the Owners shall be liable for the same but he will pay for their allocation only.

ARTICLE-XI: JOINT DECLARATION

11.1 During the continuance of this agreement, the Owner herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of their right, title and interest in the said property in any manner whatsoever and not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property.

11.2 The Owner shall not part with possession of any of the residential flats or other spaces of the said building to be constructed, except her allocation prior to notice to be served by the Developer.

11.3 The Developer shall unless prevented by any act of God or act beyond the control of the Developer, complete the construction of the said building within **36(Thirty six)** months from the date of sanctioned building plan.

11.4 If the Developer fails to complete construction and/or complete the said building during the said period, then in that case the Owner shall extent **6(six)** months as grace period for completion of construction

11.5 The Owners till date have not taken any advance booking in respect of the said land and premises from any person or persons and the Owner have not encumbered the same in any manner whatsoever and declare that the said property is free from all encumbrances and it has a good, clear and marketable title .



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11.6 Nothing contained in these presents shall be construed as a demise or assignment or conveyance or transfer in law by the Owners in favour of the Developer save as herein expressly provided and also the exclusive licence and/or contract to the Developer to commercially exploit the said property in terms hereof on specific agreement basis subject to fulfilment of terms and conditions, failing which Developer shall have no right to sell the flats and spaces in the said building.

11.7 The Owners and Developer have entered into this agreement purely on contract basis and nothing herein contained shall be deemed or construed as a partnership between the parties in any manner nor shall be parties hereto constitute an Association of persons.

ARTICLE-XII:ARBITRATION & JURISDICTION

12.1 In case of any dispute or differences between the parties hereto concerning or relating to or arising out of this agreement or with regard to the construction or interpretation of this agreement or any of the terms herein contained, the same shall be settled amicably between the parties hereto, if the same is not settled then the matter will be referred to the Arbitration consisting of three members each party will appoint one and third will be appointed by the said two and the decision of the majority will be binding upon the parties hereto and/or same will be proceed according to law or as per provision of Arbitration and Conciliation Act.1996 as amended up to date .

12.2 The Courts at District South 24-Parganas alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.



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POWER OF ATTORNEY

RELATED WITH

DEVELOPMENT AGREEMENT AS MENTIONED EARLIER

AND WHEREAS **ALL MEN BY THESE PRESENTS** that We, (1) **MD. KHALILUR RAHMAN**, (PAN- AFIPR3640C & Aadhaar No. 5752-4554-3577) son of Md. Jillar Rahaman, by faith-Islam, Indian, by occupation –Service, presently residing at Telecom Housing Complex, Block C-5, Flat No.15, P.O. & P.S. Ichhapur, Dist. Howrah, Pin-711104,(2) **MR. ABUL KALAM AZAD**, (PAN- ACLPA9137H & Aadhaar No. 5908-3594-5901) son of Md. Azmatulla, (3) **HUSNE AZAD** (PAN- ADAPA0146J & Aadhaar No. 5740-5401-7256) wife of Md. Abul Kalam Azad, both by faith-Islam, Indian, by occupation–Service & Housewife respectively, residing at Flat No.14D, Tower-1, South City, 375, Prince Anwar Shah Road, P.O. Jodhpur Park, P.S. Jadavpur, Kolkata – 700 068,, hereinafter referred to as the **OWNERS/ PRINCIPALS** send greetings.

AND WHEREAS that for the purpose of construction of the proposed G+III storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed building together with undivided proportionate share in the land, and to appear before any office and places, We the Owners/Principals herein do hereby nominate, constitute, authorise and appoint the said Developer **JEET NIRMAN PVT. LTD.** (PAN-AACCJ1776F) a Private limited Company incorporated under Indian Companies Act., having its office at A/41, Ganga Nagar, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata-700 099,



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represented by one of its Director, SRI BISWAJIT BISWAS, (PAN-AJPPB3712L) son of Sri Prabhas Biswas, by faith Hindu, Indian, by occupation-Business, residing at A/41, Ganga Nagar, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata-700 099, as our true and lawful Attorney to do and execute inter alia the following acts, deeds and things :-

1 On our behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said multi storied building on the Schedule mentioned land.

2 To execute, sign and prepare building plan or plans and submit the same to the building Department, The Kolkata Municipal Corporation upon signing and executing our names on the said plan or plans on our behalf and in our names and obtained the same from the Kolkata Municipal Corporation on payment of all fees and charges thereto.

3 To execute, sign and prepare the internal and external plan or plans for sewerage, drainage and submit the same to the Drainage Department, The Kolkata Municipal Corporation and sign and execute on the said plan or plans in my name and on our behalf and obtain the same from the Kolkata Municipal Corporation upon payment of all fees, charges etc.

4 To execute, sign and prepare any revise and/or modify plan for any deviation in the construction (if any would be made) and shall submit the same to the Kolkata Municipal Corporation, Building Department for regularisation and also appear before the K.M.C. Building Tribunal for hearing and obtain the same from the Kolkata Municipal Corporation, Building Department, on our behalf and in our



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names and also get Completion Certificate of the Building from the Kolkata Municipal Corporation.

5 To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.

6 To negotiate for sale, transfer, lease, mortgage the Developer's Allocation of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association, financial Institution at such rate my said Attorney shall deem fit and proper.

7 Our Attorney shall be entitled to inter into agreement for sale in respect of the flats and spaces out of Developer's allocation of the proposed building together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.

8 To execute and register the deeds of sale in favour of the intending purchaser or purchasers in respect of the flat or flats or spaces out of the Developer's allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering authority within the territory of Indian Union, either District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by our Attorney and the said intending purchaser and to grant valid receipt



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and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on our behalf.

9 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.

10 To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and sale and transfer of the flats and spaces out of Developer's allocation of the proposed G+III storied building to be constructed on the schedule mentioned land and all acts, deeds by my said Attorney shall be taken as our acts deeds and things as We were personally present and done the same ourselves.

AND we do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of our said Attorney, which will be done by virtue of this Power of Attorney.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 5 Cottahs 5 Chittaks be the same a more or less together with 400 sq.ft. tile shed structure standing thereon, situated at Mouza -Madurdah, J.L.No.12, Pargana - Kalikata, R.S. No. 212, Touzi No.2998, comprised in C.S.Dag No.448, R.S. Dag No.455, appertaining to C.S. Khatian No.133, R.S. Khatian



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No.190, being Municipal Premises No.975, Madurdah, under P.S. Kasba then Tiljala now Anandapur, at present lying within the limits of the Kolkata Municipal Corporation, Ward no. 108, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of South 24-Parganas, together with the all easements rights and appurtenances thereto, being butted and bounded as follows :-

- On the North : 16'ft. wide Common Passage,
- On the South : 42'ft. K.M.C. Road,
- On the East : Land of Sandhya Ghosh,
- On the West : 16'ft. wide Common Passage,

SECOND SCHEDULE ABOVE REFERRED TO

(Owners' Allocation)

- i) The Owner No.1 herein Md. Khalilur Rahaman will be allotted entire Third floor and two car Parking space measuring about 120 sq.ft.(each)of the proposed G+IV storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building and a sum of **Rs.10,00,000/-** (Rupees Ten Lakh) only as and by way of Non-Refundable money, will be paid by the Developer
- ii) The Owner No.2 & 3 herein Abul Kalam Azad and Husne Azad will get a sum of **Rs.65,00,000/-** (Rupees Sixty five Lakh) only as and by way of Non-Refundable money, paid by the Developer and no flat or space of the said building will be allotted to them.



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THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT save and except the Owners' allocation, the remaining Flat and spaces of the proposed G+IV storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of the Construction)

FOUNDATION R.C.C.(1:3:6) on 3" thick B.F.S.

BRICK WALLS All exterior brick work shall be 1¹/₈" thick with bricks of approved quality of C.M. (1:5) All partitions shall be 3" thick with bricks of approved quality of C.M.(1:3).

FLOOR BEEDING: R.C.C.(1:3:6) floor bedding 4" thick (average) over 3" thick soiling in Ground floor.

FLOOR FINISH, SKIRTING Tiles finish to all floor 6" height DADO ETC. skirting to all rooms 6" glazed tiles finished in the bath & privy and 2"-6" height glazed tiles above cooking platform and floor of toilet and W.C. and kitchen is marble.

PLASTER : That the outside of the building will have sand cement plaster (1:5).³/₄ thick (average) whereas the inside and the ceiling plaster will be ¹/₂" (average) in (1:4)

DOORS : MAIN ENTRANCE DOOR:-

Commercial flush door painted both sides
Wooden door frame (4"x 2¹/₂") sal wood
Aluminium tower bolt from inside.
Godrej Martiz lock with handle.
Electrical bell point.

Eye hole



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Alipore South 24
Preparation 1980

17 JAN 1980

Door stopper with buffer.

OTHERS DOORS Commercial flush doors painted both side.

Wooden doorframe (4" x 2/2"), P.V.C. door with P.V.C. frame/wooden frame for bathroom. Aluminium tower bolt from inside. Doors stopper and buffer.

WINDOWS Aluminium sliding windows with grill as per design of Architect.

All windows shall have plain glass (3mm).

WHITE WASH & The Building shall be painted externally

COLOUR WASH with snowcem/clouercem. The inside of the flat shall be of plaster of parish on the plaster surface.

TOILET/BATH&PRIVY One pan Indian type white commode and one white plastic cistern, In main toilet one geyser point One shower, One white washbasin, Two taps, Loft top of the bath room.

KITCHEN One kitchen steel sink, one tap above steel sink and one tap under steel sink. Black stone slab.

STAIRCASE Staircase room will be provided with steel window for light and ventilation as per design. Cabin for electric meter.

ROOF Roof treatment damp roof top of the roof as per Architect's choice. 3' height parapet wall be provided all around the roof.



District Sub-Registrar IV
Registration 1956
Alipore, South 24 Parganas
17 JAN 2023

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED & DELIVERED

In presence of:-

1. *Jehasish Ghalak*
217, Milan bank
Mukundapur
Kat - 700099

2. *Pinku Saha*
Dipone paice
cut-27

Md. Khalidur Rahman

Hul Kalam Azad
Husne Azad

OWNER/PRINCIPAL

JEET NIRMAN PVT. LTD.

J N
Director

DEVELOPER/ATTORNEY

Drafts same

Dun Saha
DW
#460/99

Dipone paice
cut-27



District Sub-Registrar-IV
Registrar U/S 7 of the
Registration Act
Allpore, South 24 Parganas
17 JAN 2023

RECEIVED from the within named Developer the sum of Rs.75,00,000/- (Rupees Seventy Five Lakh) only and by way of non-refundable money, out of which Rs. 10,00,000/- paid by the Developer to the Owner No.1 herein and Rs.65,00,000/- paid by the Developer to the Owners No.2 & 3 herein, in the manner as follows :-

ABUL KALAM AZAD

Cheque No. Date Bank In favour of Amount

| | | | |
|--------------|------------|------------|-------------|
| 042196 | 04.01.2016 | SBI | 5,00,000/- |
| 186416 | 13.04.2016 | AXIS BANK | 20,00,000/- |
| 009450(RTGS) | 13.04.2016 | ICICI BANK | 10,00,000/- |
| 186429 | 18.04.2016 | AXIS BANK | 20,00,000/- |
| 186431 | 18.04.2016 | AXIS BANK | 10,00,000/- |
| TOTAL | | RUPEES | 65,00,000/- |

KHALILUR RAHAMAN

| | | | |
|---------|------------|-----------|-------------|
| 042206 | 13.04.2016 | AXIS BANK | 5,00,000/- |
| paid by | cheque | | 5,00,000/- |
| TOTAL | | RUPEES | 10,00,000/- |

WITNESSES:-

1. *Debasis Ghatak*

2. *Pinku Ghatak*












Md. Khalilur Rahman
Abul Kalam Azad
Husne Azad

OWNERS/ATTORNEY














District Sub-Registrar IV
Registration 11/5 7 (2) of
Alipore, South 24 Parganas












17 JAN 2011

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name.....
 Signature..... *Md. Khalilur Rahaman*

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|---|------------|---|---|---|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name.....
 Signature..... *Mul Khan Azad*

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name.....
 Signature..... *Husne Azad*

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|--|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name..... *BISWAJIT BISWAS*
 Signature..... *B. Biswas*



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
17 JAN 2023



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



GRN Details

| | | | |
|-------------------|---------------------|---------------------|---------------------|
| GRN: | 192022230256165391 | Payment Mode: | Online Payment |
| GRN Date: | 17/01/2023 12:00:46 | Bank/Gateway: | AXIS Bank |
| BRN : | 714935275 | BRN Date: | 17/01/2023 12:02:29 |
| GRIPS Payment ID: | 170120232025616538 | Payment Init. Date: | 17/01/2023 12:00:46 |
| Payment Status: | Successful | Payment Ref. No.: | 2000117048/2/2023 |

[Query No*/Query Year]

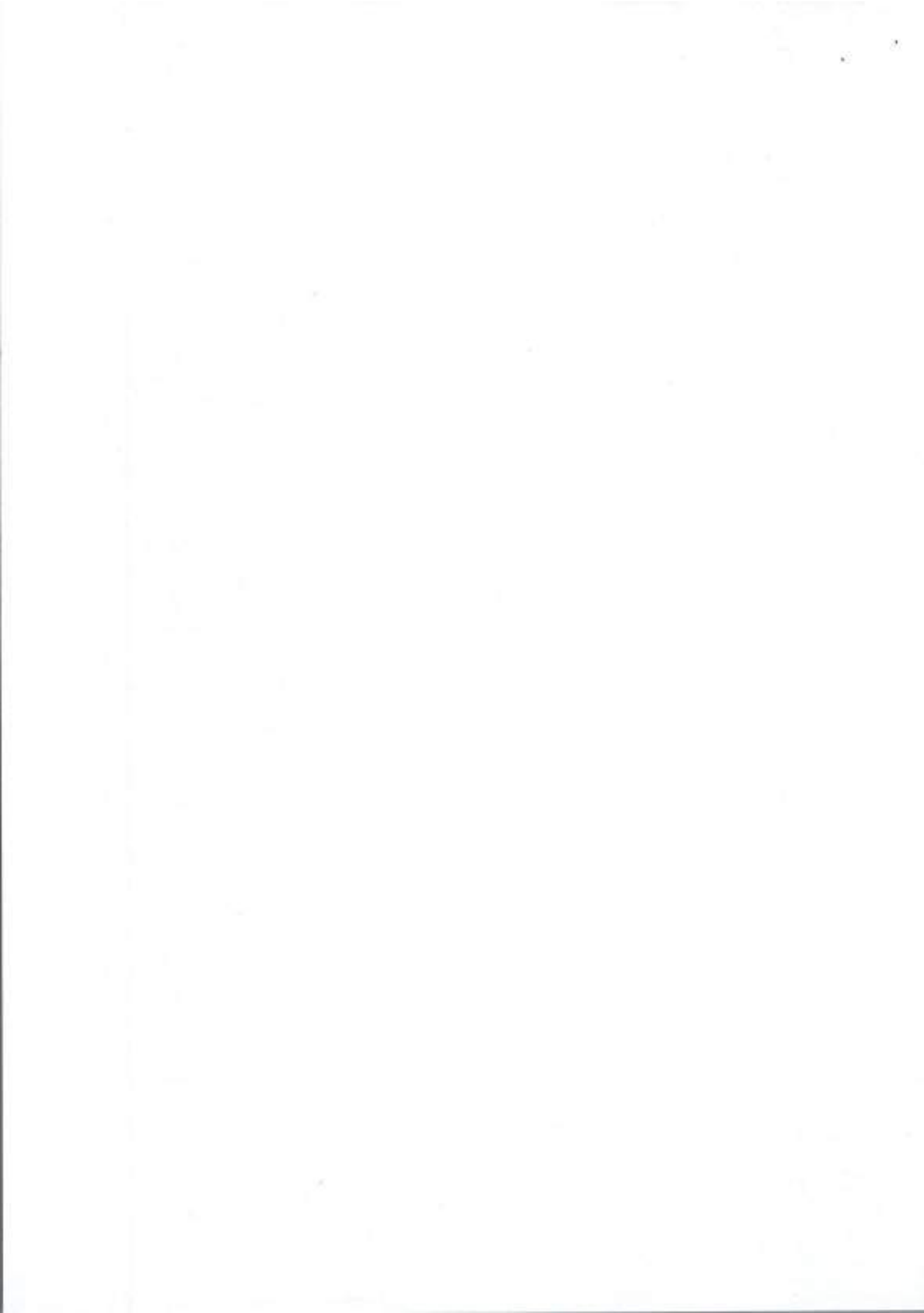
Depositor Details

Depositor's Name: JEET NIRMAN PRIVATE LIMITED
Address: A/41, GANGANAGAR, MUKUNDAPUR, West Bengal, 700099
Mobile: 7003430176
Email: mail2biswasjit@yahoo.co.in
Contact No: 9830168108
Depositor Status: Attorney of Executant
Query No: 2000117048
Applicant's Name: Mr Alok Safui
Identification No: 2000117048/2/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 17/01/2023
Period To (dd/mm/yyyy): 17/01/2023

Payment Details

| Sl. No. | Payment Ref No | Head of A/C | Description | Head of A/C | Amount (₹) |
|--------------|-------------------|-----------------------|-------------------|--------------------|---------------|
| 1 | 2000117048/2/2023 | Property Registration | Stamp duty | 0030-02-103-003-02 | 39971 |
| 2 | 2000117048/2/2023 | Property Registration | Registration Fees | 0030-03-104-001-16 | 75028 |
| Total | | | | | 114999 |

IN WORDS: ONE LAKH FOURTEEN THOUSAND NINE HUNDRED NINETY NINE ONLY.



**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**



| | | |
|--|--|--|
| Query No / Year | 2000117048/2023 | Office where deed will be registered |
| Query Date | 15/01/2023 5:59:46 PM | Deed can be registered in any of the offices mentioned on Note: 11 |
| Applicant Name, Address & Other Details | Alok Safui Allipore Court,Thana : Allipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status : Advocate | Transaction |
| | [0110] Sale, Development Agreement or Construction [4002] General Power of Attorney [Rs : 0/-], [4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 75,00,000/-] | Set Forth value |
| | Market Value | Rs. 1,57,22,032/- |
| | Total Stamp Duty Payable(SD) | Rs. 40,071/- (Article:48(g)) |
| | Total Registration Fee Payable | Rs. 75,028/- (Article:E, E, E, B) |
| | Mutation Fee Payable | Expected date of Presentation of Deed Stamp |
| | Remarks | Rs. 100/- |

Land Details :

District: South 24-Parganas, Thana: Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madurdaha, Road Zone : (Mundapara – Nazirabad) , , Premises No: 975 , Ward No: 108, Pin Code : 700107

| Sch | Plot Number | Khatian Number | Land User/R | Area of Land | Setforth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|------------------|--------------|-------------------------|--------------------------------|---------------|
| L1 | (RS -) | Bastu | 5 Katha 5 Chatak | | 1,56,14,032/- | Width of Approach Road: 42 Ft. | |
| Grand Total : | | | | | | | |

Structure Details :

| Sch | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 400 Sq Ft. | 0/- | 1,08,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : 400 sq ft | | | | | |
| 0/- | | | | | |
| 1,08,000/- | | | | | |





| |
|---|
| Mr ALOK SAFUI Son of Late SANAT KUMAR SAFUI ALIPORE POLICE COURT, City:-, P.O:-ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:-700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India, Identifier Of Md Mohammad Khajur Rahman, Md Abul Kalam Azad, Husne Azad, Mr BISWAJIT BISWAS |
| Name & address |

Identifier Details :

| SI No | Name & Address | Representative of |
|-------|---|---|
| 1 | Mr BISWAJIT BISWAS Son of Mr PRABHAS BISWAS/41, GANGA NAGAR, City:-, P.O:-MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:-700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. Axxxxxx2L, Aadhaar No Not Provided by UIDAI | JEET NIRMAN PRIVATE LIMITED (as DIRECTOR) |

Representative Details :

| SI No | Name & address | Status | Execution Admission Details : |
|-------|--|--------------|-------------------------------|
| 1 | JEET NIRMAN PRIVATE LIMITED (Private Limited Company) A/41, GANGA NAGAR, MUKUNDAPUR, City:-, P.O:-MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:-700099 PAN No. aaxxxxx6f, Aadhaar No Not Provided by UIDAI/Status | Organization | Executed by: Representative |

Developer Details :

| SI No | Name & address | Status | Execution Admission Details : |
|-------|---|------------|--|
| 1 | Md Mohammad Khalilur Rahman Son of Md Jilkar Rahman, Telecom Housing Complex, Block C-5, Flat No.15, City:- Howrah, P.O:-Ichhapur, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:-711104 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of India, PAN No. AFxxxxxxDC, Aadhaar No. 57xxxxxx3577, Status : Individual, Executed by: Self | Individual | Executed by: Self To be Admitted by: Self |
| 2 | Md Abul Kalam Azad Son of Md Azmatulla, Flat No.14D, Tower-1, South City, 375, Prince Anwar Shah Road, City:-, P.O:-Jodhpur Park, P.S:-Jadepur, District:-South 24-Parganas, West Bengal, India, PIN:-700068 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of India, PAN No. acxxxx7h, Aadhaar No.: 59xxxxxx55901, Status : Individual, Executed by: Self | Individual | Executed by: Self To be Admitted by: Self |
| 3 | Husne Azad Wife of Md Abul Kalam Azad, Flat No.14d, Tower-1, South City, 375, Prince Anwar Shah Road, City:-, P.O:-Jodhpur Park, P.S:-Jadepur, District:-South 24-Parganas, West Bengal, India, PIN:-700068 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of India, PAN No. adxxxxx6j, Aadhaar No.: 57xxxxxx7256, Status : Individual, Executed by: Self | Individual | Executed by: Self To be Admitted by: Self |

Land Lord Details :

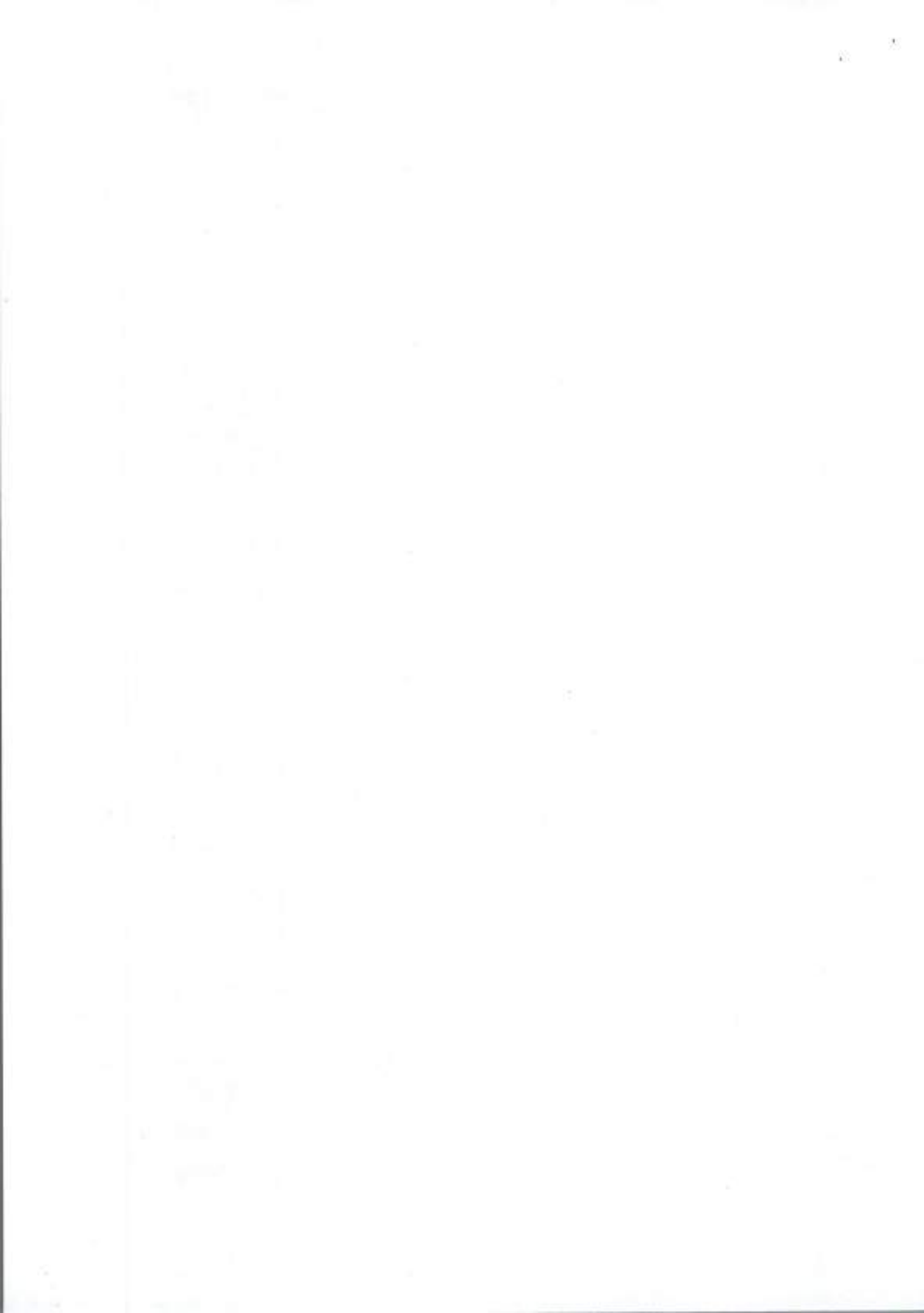


| Transfer of property for L1 | |
|-----------------------------|---|
| Sl.No | From |
| 1 | Md Mohammad Khalilur Rahman |
| 2 | Md Abul Kalam Azad |
| 3 | Husne Azad |
| Transfer of property for S1 | |
| Sl.No | From |
| 1 | Md Mohammad Khalilur Rahman |
| 2 | Md Abul Kalam Azad |
| 3 | Husne Azad |
| To, with area (Name-Area) | |
| 1 | JEET NIRMAN PRIVATE LIMITED-2.92188 Dec |
| 2 | JEET NIRMAN PRIVATE LIMITED-2.92188 Dec |
| 3 | JEET NIRMAN PRIVATE LIMITED-2.92188 Dec |
| To, with area (Name-Area) | |
| 1 | JEET NIRMAN PRIVATE LIMITED-133.333 Sq Ft |
| 2 | JEET NIRMAN PRIVATE LIMITED-133.333 Sq Ft |
| 3 | JEET NIRMAN PRIVATE LIMITED-133.333 Sq Ft |

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 14-02-2023) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 14-02-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLRO office.
11. This e-Assessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





In case of (a) / For card of your self and
 your spouse (if you / your wife &
 your minor child(ren) are eligible),
 47,
 48th Street,
 49th Floor - 700 000,
 in case this card is held jointly by individuals to
 the issuing authority:
 Joint Commissioner of Income-Tax (Systems & Technical),
 P-1,
 Chhatrapati Square,
 Calcutta-700 019.

Permanent Account Number
 ADAPA0146J

HUSNE AZAD
 For Name

For the Father's Name
 ABDUL ALI

Date of Birth / Date of Birth
 02-01-1953

Signature
 Husne Azad

Commissioner of Income Tax, W.A. - XI
 New Age, 48-XI



COMMISSIONER OF INCOME-TAXES, KOLKATA
OFFICE NO. 1, (1st), 2nd, 3rd

Signature

Sl. No.

PERMANENT SIGNATURE

25-09-1981

DATE OF BIRTH

MOHAMMAD JILAR RAHMAN

NAME OF THE FATHER'S NAME

MOHAMMAD KHALILUR RAHMAN

THE NAME

AFIPR3640C

PERMANENT ACCOUNT NUMBER



5908 3594 5901



Postal Date: 27/09/2015
Address: 2004/Chhatra Purna CTS No 1 B,
On Yashwantrao Chavan Road, Chhatra,
District: Jalgaon, West Madhya Pradesh,
590801, Madhya Pradesh, 490001

भारत सरकार
भारतीय डाक



भारत आचार, भारी परचान

5908 3594 5901



Abul Kalam Azad
DOB: 31/07/1888
MBR



भारत सरकार
भारतीय डाक





ভাৰত - মাদ্ৰাস মাল্গেৰ অধিকাৰ



5752 4554 3577

১৭/১৯৯
২৫/০৮/২০১৬

খালিৰ ৰাহমান
শিৱা ৱাৰ



Government of India
ভাৰত সৰকাৰ



ভাৰত - মাদ্ৰাস মাল্গেৰ অধিকাৰ

5752 4554 3577

আপোনাৰ ভাৰতীয় মাল্গেৰ / Your Aadhaar No. :



৪২৭৬০২০

KL278002607



To
Khalur Rahman
শিৱা ৱাৰ
S/O: Md Jibr Rahman
MOHAN GARDEN, FADHA GZ
KAMALGAZI
Rajpur Government
West Bengal - 750103

14/03/2014

ভাৰতীয় মাল্গেৰ / Enrolment No. : 2010/17535/00894

Government of India

Unique Identification Authority of India

ভাৰত সৰকাৰ

ভাৰতীয় মাল্গেৰ অধিকাৰ



5740 5401 7256



आधार कार्ड प्रकाशक
आधार प्रमाणिकता विभाग
एन.ए.पी.ए.ओ. भवन, एन.ए.पी.ए.ओ. रोड, मुंबई-४०००६६

आधार कार्ड प्रमाणिकता विभाग
एन.ए.पी.ए.ओ. भवन, एन.ए.पी.ए.ओ. रोड, मुंबई-४०००६६

श्री आशर, श्री परवाना

5740 5401 7256



Husna Azad
DOB: 02/01/1953
Female



आधार कार्ड प्रमाणिकता विभाग
एन.ए.पी.ए.ओ. भवन, एन.ए.पी.ए.ओ. रोड, मुंबई-४०००६६

Major Information of the Deed

| | | | |
|---|-----------------------|--|-------------------|
| Deed No : | I-1604-00526/2023 | Date of Registration | 17/01/2023 |
| Query No / Year | 1604-2000117048/2023 | Office where deed is registered | |
| Query Date | 15/01/2023 5:59:46 PM | O.S.R. - IV SOUTH 24-PARGANAS, District: | South 24-Parganas |
| Applicant Name, Address & Other Details | | Alok Safui Allpore Court,Thana : Aspore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status: Advocate | |
| Transaction | | | |
| [0110] Sale, Development Agreement or Construction agreement | | | |
| [4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than immovable Property, Declaration [No of Declaration : 2], [4311] Other than immovable Property, Receipt [Rs : 75,00,000/-] | | | |
| Set Forth value | | | |
| Market Value | | | |
| Rs. 1,57,22,032/- | | | |
| Stampduty Paid(SD) | | | |
| Rs. 75,060/- (Article:E, E, E.) | | | |
| Registration Fee Paid | | | |
| Rs. 40,071/- (Article:48(g)) | | | |
| Remarks | | | |
| Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area) | | | |

Land Details :







District South 24-Parganas, P.S.- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madurdaha, Road Zone : (Mundapara -- Nazrabad) , Premises No: 975 , Ward No: 108 Pin Code : 700107

| Sch No | Plot Number | Khatian Number | Land Use | Area of Land | Setforth Value (in Rs.) | Market Value (in Rs.) | Other Details |
|---------------|-------------|----------------|--------------|------------------|-------------------------|-----------------------|--------------------------------|
| | | | Proposed ROR | | | | |
| L1 | (RS :-) | | Basin | 5 Katha 5 Chatak | | 1,56,14,032/- | Width of Approach Road: 42 Ft. |
| Grand Total : | | | | | | | |
| | | | | 8.7656Dec | 0/- | 156,14,032/- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setorth Value (in Rs.) | Market value (in Rs.) | Other Details |
|---|-------------------|-------------------|------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 400 Sq Ft. | 0/- | 1,08,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 400 Sq Ft. Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : 400 sq ft 0/- 1,08,000/- | | | | | |


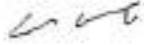
Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|--|---|---|
| 1 | <p>Name Md Mohammad Khalilur Rahman</p> <p>Son of Md Jilfar Rahman Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023, Place : Office</p> |  |  | <p>Signature <i>Md. Md. Rahman</i></p> |
| 2 | <p>Name Md Abul Kalam Azad</p> <p>Son of Md Azmatulla Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023, Place : Office</p> |  |  | <p>Signature <i>Md Abul Kalam Azad</i></p> |
| 3 | <p>Name Husne Azad Wife of Md Abul Kalam Azad</p> <p>Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023, Place : Office</p> |  |  | <p>Signature <i>Husne Azad</i></p> |

Developer Details :

| | |
|---|---|
| SI No | 1 |
| Name,Address,Photo,Finger print and Signature | <p>JEET NIRMAN PRIVATE LIMITED A/41, GANGA NAGAR, MUKUNDAPUR, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadbpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No :: aaxxxxxx6f/Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p> |

Representative Details :

| | |
|---|---|
| SI No | 1 |
| Name,Address,Photo,Finger print and Signature | <p>Mr BISWAJIT BISWAS (Presentant) Son of Mr PRABHAS BISWAS Date of Execution - 17/01/2023, Admitted by: 17/01/2023, Place of Self, Date of Admission: 17/01/2023, Office Admission of Execution: A/41, GANGA NAGAR, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadbpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No :: Axxxxxx2L/Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : JEET NIRMAN PRIVATE LIMITED (as DIRECTOR)</p> |
| Name | Mr BISWAJIT BISWAS |
| Photo |  |
| Finger Print |  |
| Signature |  |
| Date | Jan 17 2023 3:01PM |
| LTI | 17/01/2023 |
| SI No | 17/01/2023 |

Identifier Details :

| | |
|---------------|---|
| Name | Mr ALOK SAFUI |
| Photo |  |
| Finger Print |  |
| Signature |  |
| Identifier Of | Md Mohammad Khalilur Rahman, Md Abul Kalam Azad, Husne Azad, Mr BISWAJIT BISWAS |
| Date | 17/01/2023 |
| SI No | 17/01/2023 |

Transfer of property for L1

| | | |
|-------|-----------------------------|---|
| SI.No | From | To, with area (Name-Area) |
| 1 | Md Mohammad Khalilur Rahman | JEET NIRMAN PRIVATE LIMITED-2.92188 Dec |
| 2 | Md Abul Kalam Azad | JEET NIRMAN PRIVATE LIMITED-2.92188 Dec |
| 3 | Husne Azad | JEET NIRMAN PRIVATE LIMITED-2.92188 Dec |

Transfer of property for S1

| | | |
|-------|-----------------------------|--|
| SI.No | From | To, with area (Name-Area) |
| 1 | Md Mohammad Khalilur Rahman | JEET NIRMAN PRIVATE LIMITED-133.33333300 Sq Ft |
| 2 | Md Abul Kalam Azad | JEET NIRMAN PRIVATE LIMITED-133.33333300 Sq Ft |
| 3 | Husne Azad | JEET NIRMAN PRIVATE LIMITED-133.33333300 Sq Ft |





On 17-01-2023

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

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

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

Presented for registration at 14:59 hrs on 17-01-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr BISWAJIT BISWAS .

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 1,57,22,032/-

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

Execution is admitted on 17/01/2023 by 1. Md Mohammad Khalilur Rahman, Son of Md Jilfar Rahman, Telecom Housing Complex, Block C-5, Flat No.15, P.O: Ichhapur, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711104, by caste Muslim, by Profession Service, 2. Md Abu Kalam Azad, Son of Md Azmatulla, Flat No.14D, Tower-1, South City, 375, Prince Anwar Shah Road, P.O: Jodhpur Park, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Muslim, by Profession Service, 3. Husna Azad, Wife of Md Abu Kalam Azad, Flat No.14d, Tower-1, South City, 375, Prince Anwar Shah Road, P.O: Jodhpur Park, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Muslim, by Profession Service, by Profession House wife

Indefinitely by Mr ALOK SAFUI, , Son of Late SANAT KUMAR SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-01-2023 by Mr BISWAJIT BISWAS, DIRECTOR, JEET NIRMAN PRIVATE LIMITED (Private Limited Company), A/41, GANGA NAGAR, MUKUNDAPUR, City:-, P.O:- MUKUNDAPUR, P.S:-Purba Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indefinitely by Mr ALOK SAFUI, , Son of Late SANAT KUMAR SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 75,060.00/- (B = Rs 75,000.00/-, E = Rs 28.00/-, H = Rs 28.00/-, MIB) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 75,028/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/01/2023 12:02PM with Govt. Ref. No: 192022230256165391 on 17-01-2023, Amount Rs: 75,028/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 714935275 on 17-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by Stamp Rs 100,00/-, by online = Rs 39,971/- Description of Stamp 1. Stamp: Type: Impressed, Serial no 6264, Amount: Rs. 100.00/-, Date of Purchase: 17/01/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/01/2023 12:02PM with Govt. Ref. No: 192022230256165391 on 17-01-2023, Amount Rs: 39,971/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 714935275 on 17-01-2023, Head of Account 0030-02-103-003-02

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2023, Page from 18173 to 18204
being No 160400526 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.01.17 16:06:37 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2023/01/17 04:06:37 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

