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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 367842

04/10/24
018/2645699/24

Certified that the document is genuine
to registration. The signature sheet/s and
the endorsement sheets attached with this
document are the part of this document

A.D.S.R. Garia
Notary 24 Patna

4 OCT 2024

DEVELOPMENT POWER OF ATTORNEY

(Development Power of Attorney after registration of Development Agreement)

KNOW ALL MEN BY THE PREENTS that I, SRI PRABIR KUMAR BISWAS @ PRABIR BISWAS (Pan No.AHWPB8596R), (Adhar No.8378 6113 9102) son of Nemai Chandra Biswas, by faith - Hindu, by occupation - Business,

30 SEP 2024

S.L. No. 19 Date
Name
Address
Value 1002

Govt. Stamp Vendor
SUDHAKAR DEB
Sonarpur A.D.S.R.O., Kol-100

Pitara Residency.
Uttarnumrahali
Kolkata 103



A.D.S.R. Office
Sonarpur 24 Parganas

10 4 OCT 2024

Tashim Reza Gayen
Kasem Ali Gayen
Kusumba
Narendrapur
Kol-103
324 Pgs
Business.

Nationality - Indian, residing at New Green Park, P.O. & P.S. - Narendrapur, Kolkata 700 103, South 24 Parganas hereinafter called and referred to as "the APPOINTERS " SEND GREETINGS :

WHEREAS I am the absolute owner seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Bastu land measuring about 5 (Five) Cottahs 08 (Eight) Chittaks oo (Zero) Sq. Ft. be the same a little more or less out of which land area 3 (Three) Cottahs comprised in R. S. Dag No. 408, R. S. Khatian No. 223 and the land area 8 (Eight) Chittaks from R. S. Dag No. 420, R. S. Khatian No. 223 and land area measuring about 2 (Two) Cottahs be the same a little more or less comprised in R. S. Dag No. 420, L. R. Dag No. 451, R. S. Khatian No. 223 in Mouza - Teghari, J. L. No. 52, R. S. No. 126, Touzi No. 250, within the limits of the Rajpur Sonarpur Municipality, Ward No. 8, Police Station - Sonarpur and Sub Registry Office at Sonarpur, in the District of South 24 Parganas whereupon or part whereof the said new Building will be constructed hereinafter called "THE SAID PREMISES".

AND WHEREAS I, the Appointer entered into a Development Agreement Developer FUTURE RESIDENCY a partnership firm having its office at 28, 2-Kumrakhali, P.O. & P.S. - Narendrapur, Kolkata - 700 103, represented by its partners (1). ATIAH HALDER son of Liyakat Hakder, (2) RUKSANA HALDER wife of Atiar Halder, (3) LIYAKAT HALDER son of Sher Ali Halder, (4) MD. SAJJAD KHAN son of Mohammad Idrish Khan, (5) MOHAMMAD SAJJAD KHAN son of Mohammad Sajjad Khan, (6) TABASSUM BEGAM wife of Mohammad Sajjad Khan, all are by faith -Islam, by occupation - Business, Nationality - Indian, residing at Uttar Kumrakhali, P.O. & P.S. - Narendrapur, Kolkata - 700 103 (7) MOHAMMAD MAJID son of Mahammad Mahin, (8) MD. SABBIR son of Md. Majid, at 70/2, Hederhat, both are by faith -Islam, by occupation - Business, Nationality - Indian, both are residing at 46/R, Gora Chand Road, Circus

Avenue, P.O. - Beniapukur, P.S. - Entaly, Kolkata - 700 014, for developing and commercially exploiting the said Premises by constructing a new building in the said Premises as per the sanctioned building Plan as to be obtained from the Rajpur Sonarpur Municipality or any other competent Authority and the said Development Agreement was duly registered at the office of the A. D. S. R.- Garia, being No. ...4947..... for the year 2024.

NOW YE KNOW ALL MEN BY THESE PRESENTS that for developing the said premises I, **SRI PRABIR KUMAR BISWAS @ PRABIR BISWAS** son of Nemai Chandra Biswas, by faith - Hindu, by occupation - Business, Nationality - Indian, residing at New Green Park, P.O. & P.S. - Narendrapur, Kolkata 700 103, South 24 Parganas do hereby appoint, nominate, constitute and authorize **FUTURE RESIDENCY** a partnership firm having its office at 282, Kumrakhali - 2, P.O. & P.S. - Narendrapur, Kolkata - 700 103, represented by its partners **(1). ATIAH HALDER** son of Liyakat Hakder, **(2) RUKSANA HALDER** wife of Atiar Halder, **(3) LIYAKAT HALDER** son of Sher Ali Halder, **(4) MD. SAJJAD KHAN** son of Mohammad Idrish Khan, **(5) MOHAMMAD SAJJAD KHAN** son of Mohammad Sajjad Khan, **(6) TABASSUM BEGAM** wife of Mohammad Sajjad Khan, all are by faith -Islam, by occupation - Business, Nationality - Indian, residing at Uttar Kumrakhali, P.O. & P.S. - Narendrapur, Kolkata - 700 103 **(7) MOHAMMAD MAJID** son of Mahammad Mahin, **(8) MD. SABBIR** son of Md. Majid, at 70/2, Hederhat, both are by faith -Islam, by occupation - Business, Nationality - Indian, both are residing at 46/R, Gora Chand Road, Circus Avenue, P.O. - Beniapukur, P.S. - Entaly, Kolkata - 700 014, as my true and lawful **ATTORNEY** for me, in my name, on my behalf and in my place to do or to commit or cause to be done or committed the following acts, deeds and things in respect of my said property i. e. **ALL THAT** piece and parcel of Bastu land measuring about 5 (Five) Cottahs 08 (Eight) Chittaks oo (Zero) Sq. Ft. be the same a little more or less out of which land area 3 (Three) Cottahs comprised in R. S. Dag No. 408, R.

S. Khatian No. 223 and the land area 8 (Eight) Chittaks from R. S. Dag No. 420, L. R. Dag No. 451, R. S. Khatian No. 223 and land area measuring about 2 (Two) Cottahs be the same a little more or less comprised in R. S. Dag No. 420, L. R. Dag No. 451, R. S. Khatian No. 223 , L.R. Khatian No. 3606, in Mouza – Teghari, J. L. No. 52, R. S. No. 126, Touzi No. 250, within the limits of the Rajpur - Sonarpur Municipality, Ward No. 8, Police Station – Sonarpur and Sub Registry Office at Sonarpur, in the District of South 24 Parganas Sub Registry Office at Garia, in the district of South 24 Parganas more fully and particularly described in the **SCHEDULE** hereunder written that to say:

- 1) To enter into the said premises and to make constructions by demolishing the existing structure in the said Premises and to take all actions for commercially exploiting and developing the said Premises, soil testing, making the boundary walls etc.
- 2) To apply before the Rajpur Sonarpur Municipality and / or any other concern authority/ies for obtaining sanction building plan, alteration, addition, verification and / or modification of the building plan in the said Premises and for the said purpose, to sign such applications, maps, plans and representations as may be necessary and as the said Attorney shall think and deem fit and proper after submission of the original plans.
- 3) To apply for and obtain water, drainage, sewerage, electricity and / or any connections of any other utilities for the said building as well as in the said premises and also the completion and other certificates from the Rajpur Sonarpur Municipality and / or other competent authorities and for that purpose, to sign all papers and documents and / or representations as may be thought necessary by the said Attorney and to pay all charges in the connection therewith.

- 4) To appoint Engineers, Architects, Contractors and other agents and sub-contractor/s as the said Attorney shall think fit and proper and to make payment of their fees and charges. However the Appointers shall not be responsible for the terms and conditions with the Architects, Engineers and Contractors etc. nor shall bear any financial liability whatsoever in respect of their claims.
- 5) To apply for and obtain steel, bricks, cement and other construction materials in their name and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the Appointers either financially or otherwise effected.
- 6) To sign, execute, modify, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanctioned plans and constructions of the Appointers without making liability upon the Appointers.
- 7) To sign and submit all papers, applications and documents for having the mutation, amalgamation of plots if necessary, effected in all public records and with all authorities and / or persons, including the Kolkata Municipal Corporation in respect of the said Schedule Premises.
- 8) To appear before the Kolkata Municipal Corporation and / or any other competent Authority/ies and Government Department/s and / or officers and also all other States, Executive, Judicial or quasi - Judicial, Municipality and other authorities and also all Courts and Tribunals for all matters connected with the construction of the new building and connection of utilities and sanctioning of the plans and other matters relating to the said Premises.

- 9) To give undertakings, assurances and indemnities as may be required for the purpose as aforesaid at the Developer's own risk and responsibility without making the Appointers liable therefore.
- 10) To commence, prosecute, enforce, defend, answer and oppose all actions and / or other legal proceedings, including any other Suit or Arbitration proceedings and demand touching any of the matters relating to the said Premises or any part thereof and to comprise, settle, refer or arbitration, abandon, submit to judgment in any such action or proceeding aforesaid before any Civil or Criminal Court.
- 11) To sign, verify, declare and / or affirm complaints, written statements, petitions, affidavits, verification, objections, counter objections, counter claims, application for execution, revision, review new trial or stay or of whatsoever nature Memorandum of Appeal, swear Affidavits and to do generally all other acts, deeds and things as the said Attorneys in his discretion shall think fit and proper in any proceedings or any way therewith so as to defend our possession and title in the said Premises.
- 12) For the purpose as aforesaid, to appoint Advocate/s and to sign and execute Vakalatnama or any other documents authorizing such Advocate/s to act and to terminate such authority and to pay fees of such Advocate/s.
- 13) To enter into the agreement for sale, transfer, and / or the constructed portion of the new building as being the Developer's Allocation as it is stated in the said Supplementary Development Agreement and to sign and execute and deliver such agreements of construction and / or Agreements for sale / transfer of land thereof and agreement for construction of flats / units and / or any other agreement for holding / delivering possession of the constructed portion/s of the Developer's Allocation in the new building to be constructed at the said Premises.

- 14) To cancel any Agreement and charged damage of any money advanced by the prospective Purchasers for reasons of their committing default and / or file or Suit for Specific Performance of contract and or Arbitration Conciliation Act to rise or unrealized amount together with interest and damages as the case may be and to do all such acts matters and things in respect of selling and / or transferring the flats / units / constructed areas together undivided proportionate impartible share in the land and to enter into all sorts of documents in commitments understanding in respect of the Developer's Allocation.
- 15) To sign and execute and deliver Deed of Conveyance or Sale deeds and all other instruments of transfer and agreements and instruments, deeds, indemnities, undertakings, declarations, conformations and to present the same whether executed by us or by our Said Attorney, and to admit the execution thereof and present for registration before the Registrar of Assurance, Kolkata or any other District Sub – Registrar or Registrars having its jurisdiction concerning the said Premises or before any Notary Public or any similar purpose to take all necessary steps for perfecting such execution and registration of the aforesaid documents in respect of the undivided proportionate share of land for the Developer's Allocation only in terms of the said Supplementary Development Agreement made on 4th Oct., 2024.
- 16) To deliver possession and / or make over constructed flats / portions and issue letter of possession and to do and perform all and or otherwise in compromise for the deal to be finalized in respect of the entire Owners' Allocation to the Owners in the said Building together with the common areas as mentioned in the respective of Development Agreement dated 4th October, 2024.
- 17) To receive all moneys and grant issue proper receipt and discharges in respect of the amounts to be received on sale and disposal of flats / portions etc. and / or otherwise in connection with the said matters and

THE SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of Bastu land measuring about 5 (Five) Cottahs 08 (Eight) Chittaks oo (ZERO) Sq. Ft. be the same a little more or less out of which land area 3 (Three) Cottahs comprised in R. S. Dag No. 408, R. S. Khatian No. 223 and the land area 8 (Eight) Chittaks from R. S. Dag No. 420, R. S. Khatian No. 223 and land area measuring about 2 (Two) Cottahs be the same a little more or less comprised in R. S. Dag No. 420, L. R. Dag No. 451, R. S. Khatian No. 223 corresponding to L. R. Dag No. 443, 451, L.R. Khatian No. 3606 in Mouza – Teghari, J. L. No. 52, R. S. nO. 126, Touzi No. 250, within the limits of the Rajpur Sonarpur Municipality, Ward No. 8, Police Station – Sonarpur and Sub Registry Office at Sonarpur, in the District of South 24 Parganas including all easement rights over the common passage being butted and bounded in the following manner:-

ON THE NORTH	: Sonarpu Main Road
ON THE SOUTH	: Land In R.S. Dag No. 419
ON THE EAST	: Part of Land in R. S. Dag No. 420
ON THE WEST	: Land in R.S. Dag No. 408.

IN WITNESS WHEREOF I, **SRI PRABIR KUMAR BISWAS @ PRABIR BISWAS** son of Nemai Chandra Biswas, hereby executed and registered this Development Power of Attorney on this 4th oct,, 2024.

lands and properties and building and flats and apartments and other spaces portions car parking spaces in the said building in respect of the Developer's Allocation only.

- 18) It is made clear that this Power of Attorney is granted for the purpose of the jobs, which will be carried out for constructing the said building at the said Premises by the Said Attorney at its own costs. All the jobs mentioned hereinabove will be done by the Attorney or agent herein at his sole risk and responsibility and under no circumstances the Appointers shall be held responsible for any transaction, misdeeds on the part of the Attorney and agent herein. Besides the Attorney shall do all acts in terms of the Development Agreement made on 14th Oct., 2024.

AND to do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the said Premises for the purpose of the sanction of the building plan which myself could have done lawfully under my own hand if personally present.

AND We, do hereby ratify and confirm and agree to ratify and confirm all and whatever my said Attorney **FUTURE RESIDENCY** a partnership firm having its office at 28, 2- Kumrakhali, P.O. & P.S. - Narendrapur, Kolkata - 700 103, represented by its partners **1). ATIAR HALDER** **(2) RUKSANA HALDER** **(3) LIYAKAT HALDER** **(4) MD. SAJJAD KHAN** **(5) MOHAMMAD SAJJID KHAN** **(6) TABASSUM BEGAM** **(7) MOHAMMAD MAJID** **(8) MD. SABBIR** shall lawfully do or cause to be done in or about the said Premises as contained hereinabove.

SIGNED SEALED AND DELIVERED

by the **EXECUTANT** herein at Kolkata
in presence of:-

WITNESS :-

1. Jashim Reza Gayen
Kol-103.

2. Maidul Sekh
Kol-150

Rabir Kumar Biswas.

SIGNATURE OF THE EXECUTANTS
/ APPOINTERS

SIGNED SEALED AND DELIVERED

by the **ATTORNEY** herein at Garia
in presence of:-

WITNESS :-

1) Jashim Reza Gayen
Kol-103.

2) Maidul Sekh
Kol-150

Drafted by me:-

Goutam Sen Gupta, Advocate
Alipore Judges Court, Kol-27.
Enl. No. WB/637/512-13

Type by:

Jashim Reza Gayen
Sonarpur, Kol-150

Accepted by us:
FUTURE RESIDENCY

FUTURE RESIDENCY

2) Rubana Halder
Partner

FUTURE RESIDENCY

3) Lijakat Halder -

FUTURE RESIDENCY

4) Md Sajid Khan
Partner

FUTURE RESIDENCY

5) Tabassum Begum

FUTURE RESIDENCY


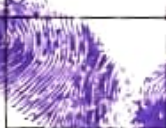





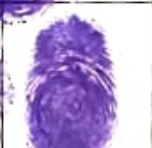



7) M. A. Mafiz

FUTURE RESIDENCY

8) M. D. Sabir

Partner

SIGNATURE OF ATTORNEY

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					








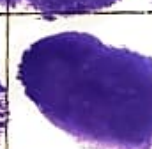
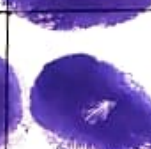
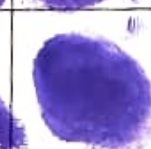
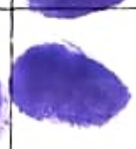
NAME SIGNATURE Barish Kumar Bishui

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					


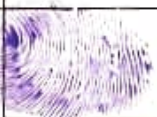








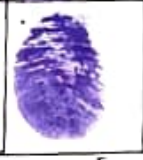
NAME MIYAR HALDER SIGNATURE Miyar Halder

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME RUKSANA HALDER SIGNATURE Ruksana Halder

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					





SIGNATURE Siyamat Halder

PRESENTANT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 RIGHTHAND LEFTHAND					
					




NAME SIGNATURE श्री २५७१४ २५

PRESENTANT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 RIGHTHAND LEFTHAND					
					












NAME SIGNATURE Md Sajid Khan

PRESENTANT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 RIGHTHAND LEFTHAND					
					

NAME SIGNATURE Tabassum Begum

PRESENTANT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 RIGHTHAND LEFTHAND					
					

NAME SIGNATURE Md Masid

PRESENTANT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 RIGHTHAND LEFTHAND					
					

NAME SIGNATURE M.D. Chabbar

PRESENTANT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 RIGHTHAND LEFTHAND					

NAME SIGNATURE

PRESENTANT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 RIGHTHAND LEFTHAND					

NAME SIGNATURE

PRESENTANT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 RIGHTHAND LEFTHAND					



NAME SIGNATURE

Major Information of the Deed



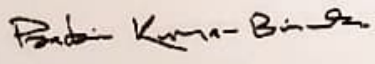
Deed No :		I-1629-04948/2024	Date of Registration	04/10/2024
Query No / Year		1629-8002645699/2024	Office where deed is registered	
Query Date		04/10/2024 2:01:49 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details		J R GAYEN KUSUMBA, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700103, Mobile No. : 7044113445, Status : Solicitor firm		
Transaction			Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement				
Set Forth value			Market Value	
Rs. 2/-			Rs. 1,09,99,998/-	
Stampduty Paid(SD)			Registration Fee Paid	
Rs. 100/- (Article:48(g))			Rs. 7/- (Article:E)	
Remarks		Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 162904947/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

Land Details :
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarpur Station Road,
Mouza: Teghari, Ward No: 8, Holding No:3619 Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-443	LR-3606	Bastu	Bastu	3 Katha	1/-	59,99,999/-	Property is on Road Adjacent to Metal Road, . Project Name :
L2	LR-451	LR-3606	Bastu	Bastu	2 Katha 8 Chalak	1/-	49,99,999/-	Property is on Road Adjacent to Metal Road, . Project Name :
		TOTAL :			9.075Dec	2 /-	109,99,998 /-	
		Grand Total :			9.075Dec	2 /-	109,99,998 /-	



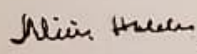
Principal Details :



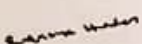





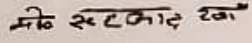


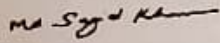
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Prabir Kumar Biswas, (Alias: Mr Prabir Biswas) Son of Nemai Chandra Biswas Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office	 04/10/2024	 LTI 04/10/2024 Captured	 04/10/2024
New Green Park, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ahxxxxxx6r,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office				



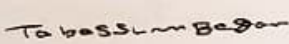


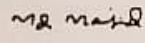


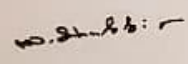
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Future Residency 28, Kumrakhali - 2, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 , PAN No.:: aaxxxxxx0e,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			



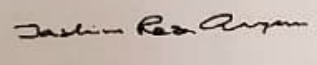
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Atiar Halder (Presentant) Son of Liyakat Halder Date of Execution - 04/10/2024 , , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office	 Oct 4 2024 2:55PM	 LTI 04/10/2024 Captured	 04/10/2024
Uttar Kumrakhali, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India , , PAN No.:: abxxxxxx2r,Aadhaar No Not Provided Status : Representative, Representative of : Future Residency (as PARTNER)				

	Name	Photo	Finger Print	Signature
2	Ruksana Halder Wife of Aliar Halder Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office	 Oct 4 2024 2:57PM	 Captured LTI 04/10/2024	 04/10/2024
Uttar Kumrakhali, City:- , P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, , PAN No.:: alxxxxx5f,Aadhaar No Not Provided Status : Representative, Representative of : Future Residency (as PARTNER)				
3	Liyakat Halder Son of Sher Ali Halder Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office	 Oct 4 2024 2:59PM	 Captured LTI 04/10/2024	 04/10/2024
Uttar Kumrakhali, City:- , P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: bbxxxxx2k,Aadhaar No Not Provided Status : Representative, Representative of : Future Residency (as PARTNER)				
4	Md Sajjad Khan Son of Mohammad Idrish Khan Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office	 Oct 4 2024 3:00PM	 Captured LTI 04/10/2024	 04/10/2024
Uttar Kumrakhali, City:- , P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: bjxxxxx5q,Aadhaar No Not Provided Status : Representative, Representative of : Future Residency (as PARTNER)				
5	Mohammad Sajid Khan Son of Mohammad Sajjad Khan Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office	 Oct 4 2024 3:02PM	 Captured LTI 04/10/2024	 04/10/2024
Uttar Kumrakhali, City:- , P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: jdxxxxx5g,Aadhaar No Not Provided Status : Representative, Representative of : Future Residency (as PARTNER)				

6	Name	Photo	Finger Print	Signature
	Tabassum Begam Wife of Mohammad Sajjad Khan Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office		 Captured LTI 04/10/2024	 04/10/2024
Uttar Kumrakhali, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, , PAN No.:: brxxxxx5f,Aadhaar No Not Provided Status : Representative, Representative of : Future Residency (as PARTNER)				
7	Name	Photo	Finger Print	Signature
	Mahamod Majid Son of Mahammad Mohin Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office		 Captured LTI 04/10/2024	 04/10/2024
Uttar Kumrakhali, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: avxxxxx4j,Aadhaar No Not Provided Status : Representative, Representative of : Future Residency (as PARTNER)				
8	Name	Photo	Finger Print	Signature
	Md Shabbir Son of Md Majid Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office		 Captured LTI 04/10/2024	 04/10/2024
Uttar Kumrakhali, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: cfxxxxx1q,Aadhaar No Not Provided Status : Representative, Representative of : Future Residency (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr J R GAYEN Son of Mr KASEM REZA GAYEN KUSUMBA, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103		 Captured 04/10/2024	 04/10/2024
Identifier Of Mr Prabir Kumar Biswas, Atiar Halder, Ruksana Halder, Liyakat Halder, Md Sajjad Khan, Mohammad Sajid Khan, Tabassum Begam, Mahamod Majid, Md Shabbir			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Prabir Kumar Biswas	Future Residency-4.95 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Prabir Kumar Biswas	Future Residency-4.125 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarpur Station Road,
Mouza: Teghari, , Ward No: 8, Holding No:3619 Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 443, LR Khatian No:- 3606	Owner:প্রবীর বিহার, Gurdian:বিহারীচন্দ . Address:গ্রীপবার্গ,সোনারপুর . Classification:বাগি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 451, LR Khatian No:- 3606	Owner:প্রবীর বিহার, Gurdian:বিহারীচন্দ . Address:গ্রীপবার্গ,সোনারপুর . Classification:বাগি, Area:0.04000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 162904948 / 2024

On 04-10-2024

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

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

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

Presented for registration at 14:12 hrs on 04-10-2024, at the Office of the A.D.S.R. GARIA by Atiar Halder ..

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 1,09,99,998/-

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

Execution is admitted on 04/10/2024 by Mr Prabir Kumar Biswas, Alias Mr Prabir Biswas, Son of Nemai Chandra Biswas, New Green Park, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business

Indetified by Mr J R GAYEN, , , Son of Mr KASEM REZA GAYEN, KUSUMBA, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Business

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

Execution is admitted on 04-10-2024 by Md Shabbir, PARTNER, Future Residency, 28, Kumrakhali - 2, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Mr J R GAYEN, , , Son of Mr KASEM REZA GAYEN, KUSUMBA, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Business

Execution is admitted on 04-10-2024 by Atiar Halder, PARTNER, Future Residency, 28, Kumrakhali - 2, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Mr J R GAYEN, , , Son of Mr KASEM REZA GAYEN, KUSUMBA, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Business

Execution is admitted on 04-10-2024 by Ruksana Halder, PARTNER, Future Residency, 28, Kumrakhali - 2, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Mr J R GAYEN, , , Son of Mr KASEM REZA GAYEN, KUSUMBA, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Business

Execution is admitted on 04-10-2024 by Liyakat Halder, PARTNER, Future Residency, 28, Kumrakhali - 2, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Mr J R GAYEN, , , Son of Mr KASEM REZA GAYEN, KUSUMBA, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Business

Execution is admitted on 04-10-2024 by Md Sajjad Khan, PARTNER, Future Residency, 28, Kumrakhali - 2, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Mr J R GAYEN, , , Son of Mr KASEM REZA GAYEN, KUSUMBA, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Business

Execution is admitted on 04-10-2024 by Mohammad Sajid Khan, PARTNER, Future Residency, 28, Kumrakhali - 2, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Mr J R GAYEN, , , Son of Mr KASEM REZA GAYEN, KUSUMBA, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Business

Execution is admitted on 04-10-2024 by Tabassum Begam, PARTNER, Future Residency, 28, Kumrakhali - 2, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Mr J R GAYEN, , , Son of Mr KASEM REZA GAYEN, KUSUMBA, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Business

Execution is admitted on 04-10-2024 by Mahamod Majid, PARTNER, Future Residency, 28, Kumrakhali - 2, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Mr J R GAYEN, , , Son of Mr KASEM REZA GAYEN, KUSUMBA, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 19, Amount: Rs.100.00/-, Date of Purchase: 30/09/2024, Vendor name: Subojit Deb



Sanjeev Kumar Shaw
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2024, Page from 118170 to 118192
being No 162904948 for the year 2024.



Digitally signed by SANJEEV KUMAR SHAW
Date: 2024.10.04 16:33:42 +05:30
Reason: Digital Signing of Deed.

(Sanjeev Kumar Shaw) 04/10/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.