

03590/24

1-03518/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

27/03/2024
8000904472/2024

I certify that the document is admitted to the
Registration. The signature sheets and
endorsement sheets annexed with this
document are the part of this document.

Exterior Sub-Registrar-V5
Registrar U/G 7 (2) of
Registration 1908
Alipore, South 24 Parganas

27 MAR 2024

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, PRIMARK GARMENTS

PRIVATE LIMITED, (PAN: AAFCP4805Q), a company incorporated under the Companies Act, 1956, having its registered office at V-19A, S.A. Farooque Road, Police Station - Nadia, formerly Metiabruz, Kolkata-700018 hereinafter referred to as the "COMPANY" duly represented by its director MR. ALAMGIR FAKIR, (PAN: AADPF8986B) and (AADHAAR NO: 7038 4776 4400), son of Late Jaynal Abedin Fakir, by faith- Muslim, by occupation - Business, by nationality - Indian, residing at Padirhati, Santoshpur Road, Police Station -

- 8 DEC 2023

12671

No. ₹ 100/- Date.....

Name : Alangir Fakir

Address : Padirkhati, mahesh tehsil
KOL-66

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27

STAMPS ISSUED BY THE GOVERNMENT OF INDIA
TO THE GOVERNMENT OF INDIA
FOR THE USE OF GOVERNMENT OF INDIA



District Sub-Collector
Registration No. 1057
Registration Date
Alipore, South 24 Parganas

27 MAR 2024

Rabindranagar, Kolkata-700066 doth hereby **SEND GREETINGS TO ALL TO WHOM IT MAY COME.**

WHEREAS one Ananta Kumar Dutta and others were well seized and possessed of **ALL THAT** piece and parcel of Bastu land measuring more or less 10 Cottahs 08 Chittaks together with brick built structures standing thereon which includes four premises nos. namely (i) **ALL THAT** piece and parcel of Bastu land measuring about 02 Cottahs 10 Chittaks together with 450 square feet brick built tile sheds residential structures standing thereon lying and situate at premises no. 70C, Tiljala Road, Kolkata-700046 (ii) **ALL THAT** piece and parcel of Bastu land measuring about 03 Cottahs 07 Chittaks together with 500 square feet brick built tiles shed residential structures standing thereupon lying and situate at premises no. 85/1B, Dr. Bires Guha Street, formerly known as 85/1B, Dilkhusa Street, Kolkata-700046, (iii) **ALL THAT** piece and parcel of bastu land measuring about 02 Cottahs 04 Chittaks together with 425 square feet brick built tiles shed residential structures standing thereon lying and situate at premises no. 85C, Dr. Bires Guha Street, formerly known as 85C, Dilkhusa Street, Kolkata-700046 and (iv) **ALL THAT** piece and parcel of Bastu land measuring about 02 Cottahs 03 Chittaks together with 425 square feet brick built tiles shed residential structures standing thereon lying and situate at premises no.



District Sub-Office Registration
Registration No. 7 (2) of
Registration 1908
Alipore, South 74 Parganas

85D, Dr. Bires Guha Street, formerly known as 85D, Dilkhusa Street, Kolkata-700046 and all four premises situate within the jurisdiction of Beniapukur Police Station at present within Ward no. 64 of the Kolkata Municipal Corporation, Borough-I, within the jurisdiction of Additional District Sub-Registrar, Sealdah, Collectorate Holding no. XII, Sub-Division "A", Division - IV, Dihi Panchannagram in the District of South 24 Parganas more fully and particularly described in the Schedule hereunder written and hereinafter for brevity referred to as the "**Said Property**".

AND WHEREAS while thus seized and possessed of the said property measuring more or less 10 Cottahs 08 Chittaks together with brick built structure standing thereon and every part thereof the said erstwhile the said Ananta Kumar Dutta and others sold and transferred **ALL THAT** piece and parcel of Bastu land measuring more or less 02 Cottahs 10 Chittaks together with brick built structure standing thereon lying and situate at premises no. 70C, Tiljala Road, Kolkata-700046 in favor of Messrs Nirex Industries Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at as 70C Tiljala Road now known as B-70C/H/6, Tiljala Road, Kolkata-700046, by way of a Deed of Sale registered on 11.04.1984 at the office of Sub-Registrar, Sealdah, South 24 Parganas and recorded in Book No-I,



District Superintendent
Registration No 37 (2) of
Registration 1900
Alipore, South 24 Parganas

27 MAR 2024

Volume No-II, Pages 70 to 80, Being No-254 for the Year 1984 free from all encumbrances together with delivery of possession.

AND WHEREAS while thus seized and possessed of the said property measuring more or less 10 Cottahs 8 Chittaks of land with structures and every part thereof the said erstwhile owners Ananta Kumar Dutta & others sold and conveyed **ALL THAT** piece and parcel of bastu land measuring more or less 3 Cottahs 07 Chittaks along with brick built structures standing thereon situate and lying at premises no. 85/1B, Dilkhusa Street now known as 85/1B, Dr. Bires Guha Street, Kolkata-700046 in favor of Messrs Nirex Industries Private Limited by way of a Deed of Sale registered on 10.04.1984 at the office of Sub-Registrar, Sealdah, South 24 Parganas and recorded in Book No-I, Volume No-7, Pages 232 to 241, Being No-258 for the Year 1984 free from all encumbrances together with deliver of possession.

AND WHEREAS while thus seized and possessed of the said property measuring more or less 10 Cottah 8 Chittaks of land with structures and every part thereof the said erstwhile owners Ananta Kumar Dutta and others sold and conveyed **ALL THAT** piece and parcel of bastu land measuring more or less 2 Cottahs 4 Chittaks together with brick built structures standing thereon situate and lying at premises no. 85C, Dilkhusa Street now known as 85C, Dr. Bires Guha Street,



District Sub-Registrar-IV
Registrar U/37 (2) of
Registration 1908
Alipore, South 24 Parganas

27 MAR 2024

Kolkata-700046 in favor of the said Messrs Nirex Industries Private Limited by way of Deed of Sale registered on 11.04.1984 at the office of Sub-Registrar, Sealdah, South 24 Parganas and recorded in Book No-I, Volume No-6, Pages 245 to 258, Being No-252 for the Year 1984 free from all encumbrances together with delivery of possession.

AND WHEREAS while thus seized and possessed of the said property measuring more or less 10 Cottah 8 Chittaks of land with structures and every part thereof the said erstwhile owners Ananta Kumar Dutta and others sold and conveyed **ALL THAT** piece and parcel of bastu land measuring more or less 2 Cottahs 3 Chittaks together with brick built structures standing thereon situate and lying at premises no. 85D, Dilkhusa Street now known as 85D, Dr. Bires Guha Street, Kolkata-700046 in favor of the said Messrs Nirex Industries Private Limited by way of a Deed of Sale registered on 11.04.1984 at the office of Sub-Registrar, Sealdah, South 24 Parganas and recorded in Book No-I, Volume No-10, Pages 216 to 226, Being No-253 for the Year 1984 free from all encumbrances together with delivery of possession.

AND WHEREAS thus said erstwhile owners Ananta Kumar Dutta and others sold and conveyed all their 10 Cottah 8 Chittaks of land with structures standing thereon under four premises nos. namely (i) 70C, Tiljala Road, Kolkata-700046, (ii) 85/1B, Dilkhusa Street now known as



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201 (ii) *denies any coauthor's right without proper attribution*

an zweit von rechts eingerückt ist. Die Zeichenfolge ist in der Spalte "Dienst-Sub-Registrar-Register-URG" (2) a) eingetragen.

Registered 1806
Alipore, South 24 Parganas.

District Sub-Registrar - V
Registrar U.S. 7 (2) of
Registration 1908
Alipore, South 24 Parganas.

27 MAR 2024

85/1B, Dr. Bires Guha Street, Kolkata-700046, (iii) 85C, Dilkhusa Street now known as 85C, Dr. Bires Guha Street, Kolkata-700046 and (iv) 85D, Dilkhusa Street now known as 85D, Dr. Bires Guha Street, Kolkata-700046 in favor of the said company **MESSRS NIREX INDUSTRIES PRIVATE LIMITED** in four registered Deeds of Sale free all encumbrances together with delivery of possession and by these transfer, they lost all their rights, interests and possession with regard to the said property measuring 10 Cottah 8 Chittaks of land together with structures standing thereon.

AND WHEREAS after the purchase of the land measuring more or less 10 Cottah 8 Chittaks together with structures standing thereon by the aforementioned four registered Deeds of Sale, the said company Messrs Nirex Industries Private Limited became the absolute owner and got its name mutated in the record of the Calcutta Municipal Corporation now called Kolkata Municipal Corporation after paying regular taxes and rents there from and exercising all rights of ownership and had been in absolute possession in respect of the said property since its purchase.

AND WHEREAS after the purchase of the said four premises containing total bastu land measuring 10 Cottah 8 Chittaks be a same a little more or less together with structures thereupon, the said company



5. **What is the primary reason for the increase in the number of patients with hypertension in the United States?**



Messrs Nirex Industries Private Limited adopted a resolution on 22.03.1995 with the Board of Directors' meeting to sell, transfer, convey, assure, and assign the said property in favor of Messrs Chinar Polymers Private Limited, a company incorporated under the Companies Act, 1956 at an agreed consideration free from all encumbrances together with the delivery of possession of the said property.

AND WHEREAS accordingly the said Messrs Nirex Industries Private Limited sold, transferred and conveyed the said property being the said four premises mentioned above by way of a Deed of Sale executed, presented and registered on 6th day of November, 1995 presented by P.N. Wattal at the office of the Registrar of Delhi and subsequently it was authenticated by the Collector, District Registration Cell, South 24 Parganas, West Bengal and the same was recorded in Book No-I, Volume No-1362, Pages 144 to 160, Being No-3025 for the Year 1995 in favor of Messrs Chinar Polymers Private Limited free from all encumbrances together with delivery of possession.

AND WHEREAS thus the said Messrs Chinar Polymers Private Limited purchased the said four premises namely (i) **ALL THAT** piece and parcel of bastu land measuring about 02 Cottahs 10 Chittaks together with brick built tile shed residential structures standing thereon lying and situate at Premises No. 70C, Tiljala Road, Kolkata-



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

27 MAR 1971

700046 by virtue of a registered Deed of Sale Being No-254 for the year 1984, (ii) **ALL THAT** piece and parcel of bastu land measuring about 03 Cottahs 07 Chittaks together with brick built tiles shed residential structures standing thereupon lying and situate at premises no. 85/1B, Dr. Biresh Guha Street, formerly known as 85/1B, Dilkhusa Street, Kolkata-700046 by virtue of a registered Deed of Sale Being No-258 for the Year 1984, (iii) **ALL THAT** piece and parcel of bastu land measuring about 02 Cottahs 04 Chittaks together with brick built tiles shed residential structures standing thereon lying and situate at premises no. 85C, Dr. Biresh Guha Street, formerly known as 85C, Dilkhusa Street, Kolkata-700046 by virtue of a registered Deed of Sale Being No-252 for the Year 1984 and (iv) **ALL THAT** piece and parcel of bastu land measuring about 02 Cottahs 03 Chittaks together with brick built tiles shed residential structures standing thereon lying and situate at premises no. 85D, Dr. Biresh Guha Street, formerly known as 85D, Dilkhusa Street, Kolkata-700046 by virtue of a registered Deed of Sale Being No-253 for the Year 1984, totaling an area of 10 Cottahs 8 Chittaks more or less from the said company Messrs Nirex Industries Private Limited together with delivery of possession and became sole and absolute owner free from all encumbrances mutating its name with the Kolkata Municipal Corporation after paying taxes and rents in favor of



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

27 MAR 2024

the Government of West Bengal and at the office of Kolkata Municipal Corporation.

AND WHEREAS the said Messrs Chinar Polymers Private Limited became the absolute owners of and lawfully seized and possessed of or otherwise well and sufficiently entitled to the said four premises without any claim, demand, attachment, encumbrances whatsoever from any corner.

AND WHEREAS the Board of Directors of the said Messrs Chinar Polymers Private Limited resolved on 11th November, 2010 to sell, convey, assure and assign its above mentioned property at a valuable consideration.

AND WHEREAS accordingly by virtue of a Deed of Conveyance dated 31.01.2011 registered in the Office of the District Sub-Registrar-III of South 24 Parganas, West Bengal and recorded in Book no. I, CD Volume number – 2, Pages from 4360 to 4403, Being no. 00755 for the year 2011, the said Messrs Chinar Polymers Private Limited sold, transferred, conveyed, assigned and assured unto and to the use of the Company **PRIMARK GARMENTS PRIVATE LIMITED** free from all encumbrances, together with all liberties, privileges with all using rights

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In this letter, the author has sought to
express his

AND PRETERA that the Government has agreed to
the demands of the Congress party. The author has stated that the
Government has agreed to the demands of the Congress party.
The author has stated that the Government has agreed to the demands of the Congress party.

This letter will be addressed to the Government of India and
the Government of West Bengal. The author has stated that the Government of India
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Office of the Dist. Sub-Registrar	Reg. No. 7 (2) of Registration 1908
Alipore, South 24 Parganas	
27 MAR 2024	

of ingress and egress including all easement right, title, interest and possession.

AND WHEREAS thus the Company herein became and is now the absolute owner of and lawfully seized and possessed of or otherwise well and sufficiently entitled to the said four premises more fully described in the Schedule hereunder written without any claim, demand, attachment, encumbrances whatsoever from any corner.

AND WHEREAS the Board of Directors of the Company vide Resolution passed in their meeting held on 01.11.23 have resolved to execute and register a General Power of Attorney in terms of the draft placed before the Board in favor of **KAIZER REALTY LLP**, a Limited Liability Partnership Firm dealing in construction of the buildings hereinafter referred to as the "**Developer**" and after the approval thereof have authorized **MR. ALAMGIR FAKIR** the Director of the Company to execute, sign, seal, register and deliver the said General Power of Attorney.

AND WHEREAS the Company doth hereby declare that the said four premises are free from all encumbrances, attachments, liens, trust, acquisition and requisition and the same are not the subject matter to any suit either disposed of or pending in any court of law.

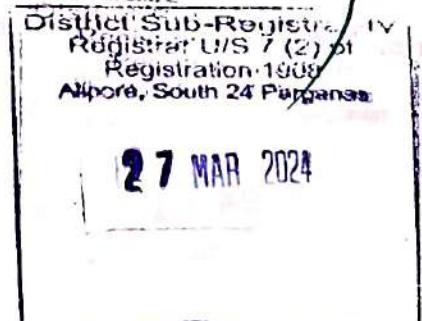


District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

AND WHEREAS the Company herein decided to construct a new multistoried building thereon by demolishing the existing very old, damaged and dilapidated structures standing thereon in the said four premises which are contiguous to each other and lying side by side for its better beneficial use of residential accommodation and/or commercial purpose and/or other purposes as the case may be and having knowledge of the intention of the Company, the Developer approached to undertake the said scheme and to complete the construction work at their own cost and effort on the terms and conditions mutually agreed upon by and between the parties mentioned as per registered Development Agreement dated 11TH December, 2023 entered into between the Company and the Developer and the same was registered in the office of the District Sub-Registrar-IV of South 24 Parganas, West Bengal and recorded in Book No. I, Being No. 160414695 / 2023, Volume No.1604 - 2023, Pages 453586 to 453625 for the year, 2023.

AND WHEREAS vide Resolution dated 01.11.23, I, **MR. ALAMGIR FAKIR** being the Director of the Company **PRIMARK GARMENTS PRIVATE LIMITED** do hereby appoint, nominate, constitute the Developer **KAIZER REALTY LLP, (PAN: ABAFK8680M)**, a Limited Liability Partnership Firm, registered under the Registrar of Companies, Kolkata having its registered office at 23, Circus Avenue, P.S. Karaya,

As per the District-Sub-District wise list of the districts may be used for the Conduct of the 11th class



Kolkata-700017 duly represented by one of its partner MR. GOLAM KIBRIYA, (**PAN: CQAPK6942F**) and (**AADHAAR NO: 4535 0621 8508**), son of Golam Mursheed, by faith – Muslim, by occupation – Business, by nationality – Indian, residing at Tower - I, Flat No. 14F, South City,375, Prince Anwar Shah Road, Jodhpur Park, Kolkata-700068 as the true and lawful Attorney of the Company who shall do, inter alia the below mentioned acts, deeds, things and matters on behalf of the Company in respect of the said property:-

1. To work, control, supervise, administer, maintain, management of all and administer property now or hereafter belonging to and to develop the same.
2. To pay all revenues, taxes, rents and other outgoings whatsoever therein to the Government authority or any other public body whatsoever in respect of the said property on behalf of the Company.
3. To enter into contract, covenant and arrangement of any kind whatsoever in relation thereto and to modify, revoke and cancel the same as the Company shall think fit and proper without making the Company liable for any loss on that account.
4. To represent the Company and appear for the Company in all the courts, like Civil, Criminal or in the Hon'ble High Court, Calcutta,



Hon'ble Supreme Court of India and all other Courts in original or Appellate and in the registration offices and in any other offices concerned whatsoever and to sign, verify Vakalatnamas, Ekrarnamas, Powernamas, Show Causes, Objections, applications and to file and present the same before any Magistrate, Higher Executive Magistrate, Judicial Magistrate, District Magistrate, Additional District Magistrate, Chief Judicial Magistrate, Metropolitan Magistrate, Chief Metropolitan Magistrate, Tribunal whatsoever in respect of the said property on behalf of the Company.

5. To appear and to represent the Company before any officer either Government, Semi Government or any private office, local Board, Union Board, Kolkata Municipal Corporation, CESC, local Police Station, Telephone Department and other offices concerned if any, to the said property and to submit all application, applications, petitions etc. and to sign and verify the same on behalf of the Company.
6. To sign, execute and submit all building plans, documents, statements, papers undertakings and declarations on behalf of the Company as may be required for amalgamating the said property consisting of the said four premises and having the plans sanctioned and/or the sanctioned plans modified and/or altered by Kolkata Municipal Corporation.

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

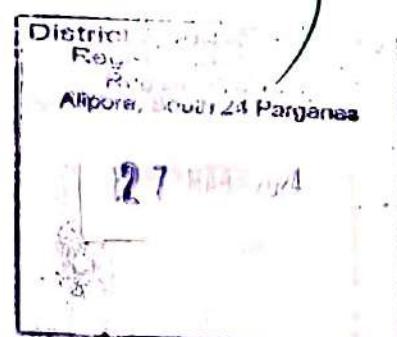
7. To apply for and obtain the occupancy certificate and C.C., plan from the Kolkata Municipal Corporation and/or the Authority or Authorities concerning the said property on behalf of the Company.

8. To apply for and obtain water, sewerage, drainage, telephone and/or other connections of any other utility to the said property from the concerned authorities viz. Kolkata Municipal Corporation and/or to make attention therein for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the Attorney.

9. To appear, act, sign on all papers/documents including the drawings, all type of plans, drainage and water connection at Kolkata Municipal Corporation and file pleading, Applications, Written Statement, petitions, Deeds, returns and all other documents in all courts i.e. Civil, Criminal and revenue etc. in all Registration offices of Government, Sales Tax and Income Tax, Collectorate and/or any other local authority, Kolkata Municipal Corporation as well as to a local autonomous body and/or public or private body and to present appeals in all sorts of Appeal courts, authorities and Tribunals.

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

10. To make, sign and verify all applications or objections to appropriate authorities for all and any license, permission or consent etc. required by law in connection with the management and development of the said property for making multistoried building.
11. To sue, defend, resist and institute any case, suit, matter or proceeding before any court of law against any person, association, authority or any public on behalf of the Company in respect of the said property.
12. To appoint and constitute any pleader, Advocate or any other Legal Practitioner or any agent whenever the said Attorney will think fit and proper to do so on behalf of the Company and to terminate their appointment and withdraw power thereof.
13. To compound, compromise, settle and submit to arbitration all suits, cases, proceedings, claims, demands etc. arising in court of or in relation to the development, management supervision and transfer of my said property on behalf of the Company.
14. To negotiate on any terms and conditions for and to agree to enter into and conclude any Agreement/Agreements for Sale or Bank Loan, lease, assign or transfer the self-contained flat, garage and others spaces



restricted to the Developers' allocation mentioned in terms of the said Registered Development Agreement registered on behalf of the Company.

15. The Developer shall be entitled to occupy and use the said property till the completion of the project. The Developer shall be entitled to use the said property for setting up a temporary site office and/or quarters for its watch and ward personnel and other staff.

16. The Developer shall be entitled to all money that they will receive from the Unit Owner for the Developer's allocation at their own risk and the Company shall not be in any way responsible for the same whether the same be by way of earnest money, part consideration, construction cost, sale proceeds and/or otherwise and the Developer shall be entitled to all such moneys receivable in respect of the Developers' allocation.

17. To receive the sale proceeds agreed upon and to give an effectual receipts or discharge for the same in respect of the Developers' allocation. Determination of sale price and/or consideration price which the Attorney of the Company in its absolute discretion may think fit and proper in law.

18. To make construction of multi-storied building upon the schedule mentioned property by appointing Architect, masons, Labor/Labors etc.

the or be used to determine liability in respect of any damage
caused or suffered on board or through negligence of the shipper

and that the shipper is liable in respect of any damage suffered
on board ship caused by negligence of the shipper or
negligence of any person or persons serving or
employed by the shipper in the service of the ship.

That nothing herein contained shall be construed
as giving any right to claim damages for any damage suffered
on board ship caused by negligence of the shipper or
negligence of any person or persons serving or
employed by the shipper in the service of the ship
unless the shipper is liable in respect of such damage
under the law of the place where the damage was suffered.

That nothing herein contained shall be construed
as giving any right to claim damages for any damage suffered
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District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24-Parganas.

27 MAR 2024

19. To sign and execute all other Agreements, Deed of Conveyance, Instruments or Conveyances or any time such Conveyance or Conveyances in respect of the Developers' allocation as mentioned in the said registered Development Agreement of the said property in favour of any intending purchaser or purchasers on behalf of the Company.

20. To execute, admit and present any Conveyance or Conveyances for registration in respect of the Developers' allocation as mentioned in the said registered Development Agreement of the said property or any portion of it before the District Sub-Registrar of South 24 Parganas or Additional Registrar of Assurances at Kolkata or like such other registration office and to have the said Conveyances registered as fully and effectually as we are the Directors of the Company could do ourselves if personally present.

21. This Power of Attorney will be revoked automatically after the completion of the total process.

AND we the Directors of the Company do hereby ratify and confirm and agree to ratify and confirm all the lawful acts, deeds and things of the Attorney of the Company which will be done by virtue of this Development Power of Attorney.

Registration No. 7 (2) of 1963 Date of Issue 27 March 2024

Sub-Registrar's Name: Sub-Registrar (S)

Sub-Registrar's Address: Sub-Registrar's Office, South 24 Parganas, Alipore, Kolkata - 700022

Sub-Registrar's Name: Sub-Registrar (S)

Sub-Registrar's Address: Sub-Registrar's Office, South 24 Parganas, Alipore, Kolkata - 700022

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Sub-Registrar's Address: Sub-Registrar's Office, South 24 Parganas, Alipore, Kolkata - 700022

District Sub-Registrar's Office
Registrar U/S 7 (2) of
Registration 1963
Alipore, South 24 Parganas

27 MAR 2024

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring more or less 10 Cottahs 08 Chittaks together with brick built structure standing thereon which includes four premises nos. namely (i) **ALL THAT** piece and parcel of bastu land measuring about 02 Cottahs 10 Chittaks together with 450 square feet brick built tile sheds residential structures standing thereon lying and situate at premises no. 70C, Tiljala Road, Kolkata-700046, (ii) **ALL THAT** piece and parcel of bastu land measuring about 03 Cottahs 07 Chittaks together with 500 square feet brick built tiles shed residential structures standing thereupon lying and situate at premises no. 85/1B, Dr. Bires Guha Street, formerly known as 85/1B, Dilkhusa Street, Kolkata-700046, (iii) **ALL THAT** piece and parcel of bastu land measuring about 02 Cottahs 04 Chittaks together with 425 square feet brick built tiles shed residential structures standing thereon lying and situate at premises no. 85C, Dr. Bires Guha Street, formerly known as 85C, Dilkhusa Street, Kolkata-700046 and (iv) **ALL THAT** piece and parcel of bastu land measuring about 02 Cottahs 03 Chittaks together with 425 square feet brick built tiles shed residential structures standing thereon lying and situate at premises no. 85D, Dr. Bires Guha Street, formerly known as 85D, Dilkhusa Street, Kolkata-700046 and all four premises situate within the jurisdiction of Beniapukur Police Station at present within Ward no. 64 of Kolkata Municipal Corporation, Borough-I, within the jurisdiction of Additional



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

27 MAR 2024

District Sub-Registrar, Sealdah, Collectorate Holding no. XII, Sub-Division "A", Division - IV, Dihi Panchannagram in the District of South 24 Parganas which is the butted and bounded as follows:

ON THE NORTH: By 4' wide passage

ON THE SOUTH: By Dr. Biresh Guha Street, Kolkata

ON THE EAST: By 4' wide passage

ON THE WEST: By 10' wide passage

IN WITNESSES WHEREOF, the Executor herein has set and subscribed his hand and signature and the said Attorney has accepted the same by putting the signature on this the 27th day of March, 2024.

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of

WITNESSES:

1. *S. K. C.*
(SANKAT KANJU)
43/23, GURU PADMA
HALDER PARA ROAD
KOL- 70026.

2. *Mrs. Durga
Anup Singh
C/11/27*

PRIMARK GARMENTS PVT. LTD.

Alomgir Begum
Director

SIGNATURE OF THE EXECUTOR

Accepted by

KAIZER REALTY LLP

Jolani Kibriya
Designated Partner

SIGNATURE OF THE ATTORNEY

Drafted by me
Narayan Ch.

WB-05572001



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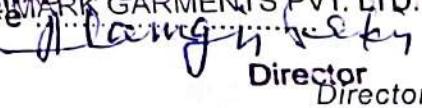


Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

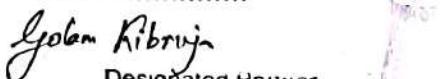
ARAD PROJECTS
PARAD MARK GARMENTS PVT. LTD.Signature Director
Director

Thumb

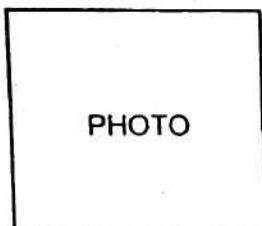
1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

KIBRIYA
KAIZER REALTY LLPSignature Golam Kibria
Designated Partner

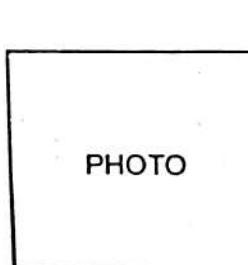
Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature

KAIYER PPEALTY LLP

Dealing in the public



District Sub-Registrar - IV
Registrar U/S 7 (2) of
Registration 1908
Aspoure, South 24 Parganas

27 MAR 2024



भारत सरकार
GOVERNMENT OF INDIA



Golam Kibria
DQB: 20/04/1993
Male / MALE



4535 0621 8508

Aadhaar-Aam Admi ka Adhikar

Golam Kibria



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O: Golam Mursheed, TOWER-1
FLAT-14F SOUTH CITY, 375 PRINCE
ANWAR SHAH ROAD, Jodhpur Park,
Kolkata,
West Bengal - 700068



1847
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847,
Bengaluru-560 001



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8000804472/2024	Office where deed will be registered
Query Date	27/03/2024 11:36:56 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Rita Dutta Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9432512347, Status : Others	
Transaction		Additional Transaction
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]
Set Forth value		Market Value
		Rs. 4,92,43,042/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 70/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160414695/2023	

Land Details :

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Tiljala Road, Road Zone : (Rameshwar Sh Rd -- 4no. Bridge (Ward no. 64&65)) , , Premises No: 70C, , Ward No: 064 Pin Code : 700046

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	2 Katha 10 Chatak		1,05,99,356/-	Property is on Road , Project Name :

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr. Bires Guha Street, , Premises No: 85/1B, , Ward No: 064 Pin Code : 700046

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu	3 Katha 7 Chatak		1,66,56,133/-	Property is on Road , Project Name :

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr. Bires Guha Street, , Premises No: 85C, , Ward No: 064 Pin Code : 700046

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3			Bastu	2 Katha 4 Chatak		1,09,02,196/-	Property is on Road , Project Name :

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr. Biresh Dinha Street, , Premises No: 85D, , Ward No: 064 Pin Code : 700046						
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)
L4			Bastu	2 Katha 3 Chatak		1,05,99,357/-
Grand Total :				17.325Dec	0/-	487,57,042/-

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	450 Sq Ft.	0/-	1,21,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	500 Sq Ft.	0/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S3	On Land L3	425 Sq Ft.	0/-	1,14,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 425 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S4	On Land L4	425 Sq Ft.	0/-	1,14,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 425 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1800 sq ft	0/-	4,86,000/-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	PRIMARK GARMENTS PRIVATE LIMITED V-19A, S.A. Farooque Road, City:- , P.O:- Bartala, P.S:-Nadial, District:-South 24-Parganas, West Bengal, India, PIN:- 700018 , PAN No.: AAxxxxxx5Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	KAIZER REALTY LLP 23, Circus Avenue, City:- , P.O:- Circus Avenue, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.: ABxxxxxx0m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Alamgir Fakir Son of Late Jaynal Abedin FakirPadirhati, Santoshpur Road, City:- , P.O:- Rabindranagar, P.S:-Rabindranagar, District:-South 24-Parganas, West Bengal, India, PIN:- 700066 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: aaxxxxxx6b, Aadhaar No: 70xxxxxxxx4400	PRIMARK GARMENTS PRIVATE LIMITED (as Director)
2	Mr Golam Kibriya Son of Golam MursheedTower- 1, Flat No. 14F, South City, 375, Prince Anwar Shah Road, City:- , P.O:- Jodhpur Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: cqxxxxxx2f, Aadhaar No: 45xxxxxxxx8508	KAIZER REALTY LLP (as Partner)

Identifier Details :

Name & address
Mrs Rita Dutta Wife of Late P Dutta Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Female, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Alamgir Fakir, Mr Golam Kibriya

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PRIMARK GARMENTS PRIVATE LIMITED	KAIZER REALTY LLP-4.33125 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	PRIMARK GARMENTS PRIVATE LIMITED	KAIZER REALTY LLP-5.67188 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	PRIMARK GARMENTS PRIVATE LIMITED	KAIZER REALTY LLP-3.7125 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	PRIMARK GARMENTS PRIVATE LIMITED	KAIZER REALTY LLP-3.60938 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	PRIMARK GARMENTS PRIVATE LIMITED	KAIZER REALTY LLP-450.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	PRIMARK GARMENTS PRIVATE LIMITED	KAIZER REALTY LLP-500.00000000 Sq Ft

Transfer of property for S3

Sl.No	From	To. with area (Name-Area)
1	PRIMARK GARMENTS PRIVATE LIMITED	KAIZER REALTY LLP-425.00000000 Sq Ft

Transfer of property for S4

Sl.No	From	To. with area (Name-Area)
1	PRIMARK GARMENTS PRIVATE LIMITED	KAIZER REALTY LLP-425.00000000 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 26-04-2024) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 26-04-2024)
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.

AS- 4 of 5

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

Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

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 BLLRO office.

Major Information of the Deed

Deed No.:	I-1604-03518/2024	Date of Registration:	27/03/2024
Query No / Year:	1604-8000804472/2024	Office where deed is registered:	
Query Date:	27/03/2024 11:36:56 AM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Rita Dutta Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9432512347, Status : Others		
Transaction:	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value:	Market Value		
	Rs. 4,92,43,042/-		
Stampduty Paid(SD):	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160414695/2023 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: Tiljala Road, Road Zone : (Rameshwar Sh Rd -- 4no. Bridge (Ward no. 64&65)), , Premises No: 70C, , Ward No: 064 Pin Code : 700046

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		2 Katha 10 Chatak		1,05,99,356/-	Property is on Road , Project Name :

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr. Bires Guha Street, , Premises No: 85/1B, , Ward No: 064 Pin Code : 700046

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu		3 Katha 7 Chatak		1,66,56,133/-	Property is on Road , Project Name :

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr. Bires Guha Street, , Premises No: 85C, , Ward No: 064 Pin Code : 700046

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3			Bastu		2 Katha 4 Chatak		1,09,02,196/-	Property is on Road , Project Name :

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr. Bires Guha Street, , Premises No: 85D, , Ward No: 064 Pin Code : 700046

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4			Bastu		2 Katha 3 Chatak		1,05,99,357/-	Property is on Road , Project Name :
Grand Total :					17.325Dec	0/-	487,57,042/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	450 Sq Ft.	0/-	1,21,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	500 Sq Ft.	0/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S3	- On Land L3	425 Sq Ft.	0/-	1,14,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 425 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: - Tiles Shed, Extent of Completion: Complete					
S4	On Land L4	425 Sq Ft.	0/-	1,14,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 425 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1800 sq ft	0/-	4,86,000 /-	

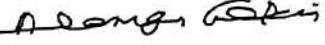
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PRIMARK GARMENTS PRIVATE LIMITED V-19A, S.A. Farooque Road, City:- , P.O:- Bartala, P.S:-Nadial, District:-South 24-Parganas, West Bengal, India, PIN:- 700018 , PAN No.: AAxxxxxx5Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KAIZER REALTY LLP 23, Circus Avenue, City:- , P.O:- Circus Avenue, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.: ABxxxxxxxx0m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Alamgir Fakir Son of Late Jaynal Abedin Fakir Date of Execution - 27/03/2024, , Admitted by: Self, Date of Admission: 27/03/2024, Place of Admission of Execution: Office	 Mar 27 2024 1:49PM	 Captured	 27/03/2024
Padirhati, Santoshpur Road, City:- , P.O:- Rabindranagar, P.S:-Rabindranagar, District:-South 24-Parganas, West Bengal, India, PIN:- 700066, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: aaxxxxxx6b, Aadhaar No: 70xxxxxxxx4400 Status : Representative, Representative of : PRIMARK GARMENTS PRIVATE LIMITED (as Director)				
2	Mr Golam Kibriya (Presentant) Son of Golam Mursheed Date of Execution - 27/03/2024, , Admitted by: Self, Date of Admission: 27/03/2024, Place of Admission of Execution: Office	 Mar 27 2024 1:49PM	 Captured	 27/03/2024
Tower- 1, Flat No. 14F, South City, 375, Prince Anwar Shah Road, City:- , P.O:- Jodhpur Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700068, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: cqxxxxxxxx2f, Aadhaar No: 45xxxxxxxx8508 Status : Representative, Representative of : KAIZER REALTY LLP (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Rita Dutta Wife of Late P Dutta Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 27/03/2024	 Captured	 27/03/2024
Identifier Of Alamgir Fakir, Mr Golam Kibriya			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	PRIMARK GARMENTS PRIVATE LIMITED	KAIZER REALTY LLP-4.33125 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	PRIMARK GARMENTS PRIVATE LIMITED	KAIZER REALTY LLP-5.67188 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	PRIMARK GARMENTS PRIVATE LIMITED	KAIZER REALTY LLP-3.7125 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	PRIMARK GARMENTS PRIVATE LIMITED	KAIZER REALTY LLP-3.60938 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	PRIMARK GARMENTS PRIVATE LIMITED	KAIZER REALTY LLP-450.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	PRIMARK GARMENTS PRIVATE LIMITED	KAIZER REALTY LLP-500.00000000 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	PRIMARK GARMENTS PRIVATE LIMITED	KAIZER REALTY LLP-425.00000000 Sq Ft
Transfer of property for S4		
Sl.No	From	To. with area (Name-Area)
1	PRIMARK GARMENTS PRIVATE LIMITED	KAIZER REALTY LLP-425.00000000 Sq Ft

Endorsement For Deed Number : I - 160403518 / 2024

27/03/2024

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 12:49 hrs on 27-03-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Golam Kibriya ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,92,43,042/-

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

Execution is admitted on 27-03-2024 by Alamgir Fakir, Director, PRIMARK GARMENTS PRIVATE LIMITED, V-19A, S.A. Farooque Road, City:- , P.O:- Bartala, P.S:-Nadial, District:-South 24-Parganas, West Bengal, India, PIN:- 700018

Indentified by Mrs Rita Dutta, , , Wife of Late P Dutta, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 27-03-2024 by Mr Golam Kibriya, Partner, KAIZER REALTY LLP, 23, Circus Avenue, City:- , P.O:- Circus Avenue, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indentified by Mrs Rita Dutta, , , Wife of Late P Dutta, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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 12671, Amount: Rs.100.00/-, Date of Purchase: 08/12/2023, Vendor name: Subhankar Das

(Anupam Halder)

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 1604-2024, Page from 100754 to 100785

being No 160403518 for the year 2024.



(Anupam Halder)

Digitally signed by Anupam Halder
Date: 2024.03.27 15:02:47 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 27/03/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.