

4335/25

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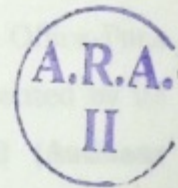


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AV 135849

8/868328/25

Certified that the Document is admitted to
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.



ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Additional Registrar
of Assurances-II Kolkata

28 MAR 2025

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, SHRI SHAMBHU NATH SINGH (PAN: APEPS1977H), (AADHAR No.- 9865 3392 4870), son of Late Jamuna Prosad Singh, by faith-Hindu, by occupation- Business, by nationality- Indian, residing at premises No. 104, Madan Mohan Burman Street, P.O.- Burrabazar, P.S.- Jorasanko, Kolkata- 700 007, **SRI JAGADISH SINGH (PAN: EQHPS0776N) (AADHAR NO.- 4324 4918 5630),**

Sl. No. 57699 Sold to Kalim Premier Realty L.L.P.
Address 63, Rafi Ahmed Kidwai Road.
Kol - 16.

A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001
Rs. 100/- (Rupees One Hundred) only
Issue Date:, Sign: 

20 MAR 2025

1

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA.

28 MAR 2025

and **SRI KRIPAMAY SINGH (PAN: FYRPS8838G) (AADHAR NO.- 3240 6511 2025)**, both son Shri Shambhu Nath Singh, both by faith- Hindu, both by occupation- Business, both by nationality- Indian, both residing at premises No. 104, Madan Mohan Burman Street, P.O.- Burrabazar, P.S.- Jorasanko, Kolkata- 700 007 hereinafter referred to as the **OWNER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his successor in office and assigns) do hereby appoint, nominate and constitute **KALIM PREMIER REALTY LLP, (PAN-ABDFK4014C)**, a company incorporated under the Companies Act, 2013 having its Registered Office at Premises No. 63, Rafi Ahmed Kidwai Road, Post Office-Park Street, Police Station-Park Street, Kolkata-700 016, represented by its two Partners, **OVAISH KALIM, (PAN : HXJPK8838K) (Aadhaar No.3857 3113 0054)** son of FIRDOUS KALIM, by faith- Islam, by occupation – Business, by Nationality – Indian, residing at 61, Ripon Street, Post Office – Park Street, Police Station – Park Street, Kolkata 700016 and **FARHAN RAZA, (PAN : FERPR5849A) (Aadhaar No.9949 4429 2001)** son of MOHAMMAD JAMALUDDIN, by faith- Islam, by occupation – Business, by Nationality – Indian, residing at Block – A, Flat – 304, 67, Suresh Sarkar Road, Entally, Kolkata - 700014, as our true and lawful Attorney, in our name, in our stead, and on our behalf to do and perform the undernoted acts, matters, deeds and/or things pertaining to our Schedule mentioned property.

WHEREAS by a registered Sate Deed dated 10.05.1938 registered in the office of the Calcutta Assurances recorded in Book No. I, Volume

No. 43, Pages from 215 to 223 being Deed No. 1821 for the year 1938 one M/s Star trading & Investment Limited purchased from Seth Baldeo Das Bajoria son of Raj Ramji Das Bajoria **ALL THAT** piece and parcel of land, measuring about 10 Cottah, 13 Chittacks, 2 sq. ft. more or less **TOGETHER WITH** five storied old tenanted building standing thereon, lying and situates at and being premises No. 104, Madan Mohan Burman Street (previously known as Premises No. 23, Mechua Bazar Street), P.O.- Burrabazar, P.S.- Jorasanko, Kolkata- 700 007 within the jurisdiction of Ward No. 39 of the Kolkata Municipal Corporation **TOGETHER WITH** all right, title and interest appertaining thereto free from all encumbrances against the valuable consideration as mentioned therein and for the sake of brevity hereinafter called and referred to as the said property;

AND WHEREAS by a registered Sale Deed dated 19.12.1994 registered in the office of Delhi and recorded in Book No. 1, Volume No. 1195, Pages from 146 to 153 being Deed No. 2755 for the year 1994 the said M/s Star Trading & Investment Limited as the vendor therein sold, transferred and conveyed up to and in favor of the Shambhu Nath Singh and Kunti Singh the purchaser therein **ALL THAT** piece and parcel of land, measuring about 10 Cottah, 13 Chittacks, 2 sq. ft. more or less **TOGETHER WITH** five storied old tenanted building standing thereon, lying and situates at and being premises No. 104, Madan Mohan Burman Street (previously known as Premises No. 23, Mechua Bazar Street), P.O.- Burrabazar, P.S.- Jorasanko, Kolkata- 700 007 within the jurisdiction of Ward No. 39 of the Kolkata Municipal Corporation **TOGETHER WITH** all right, title and interest appertaining thereto free

from all encumbrances against the valuable consideration as mentioned therein and for the sake of brevity hereinafter called and referred to as the said property;

AND WHEREAS by virtue of the said Shambhu Nath Singh and Kunti Singh became the joint owner in respect of the said property each having undivided $\frac{1}{2}$ (half) share therein;

AND WHEREAS the said Shambhu Nath Singh and Kunti Singh being the joint owner of the said property duly submitted the aforesaid Sale Deed dated 19.12.1994 before the Registrar Assurances Calcutta for adjudication and after assessment the stamp duties and registration fees were fixed by the said authority and the assesses amount was deposited towards the deficit registration fees and stamp duties and accordingly the concerned authority duly adjudicated the aforesaid Sale Deed in the year 2014.

AND WHEREAS the said Shambhu Nath Singh and Kunti Singh being the joint owner of the said property duly applied for mutated their names in the records of the Kolkata Municipal Corporation in respect of the said property;

AND WHEREAS the said Kunti Singh being spinster duly made and published her last Will and Testament dated 02.08.2002 thereby bequeathing her undivided $\frac{1}{2}$ (half) share in respect of the said property unto and in favor of her two nephews namely Sri Jagadish Singh and Sri Kripamay Singh both sons of Shambhu Nath Singh jointly and equal share;

AND WHEREAS on 04.04.2003 the said Kunti Singh died and subsequently the executor of her Last Will and Testament dated

02.08.2002 duly filed an application before the Learned Chief Judge, City Civil Court, Calcutta for grant of probate and the same was registered as probate Case No. 06 of 2012 and subsequently vide order dated 18.12.2013 the Learned Chief Judge, City Civil Court, Calcutta was pleased to grant probate in respect of the Last Will and Testament dated 02.08.2002 made and published by the deceased Kunti Singh;

AND WHEREAS by virtue of the aforesaid Will the said Sri Jagadish Singh and Sri Kripamay Singh became the joint owners in respect of the undivided $\frac{1}{2}$ (half) share left by the deceased Kunti Singh in respect of the said property and being the joint owners of the said property duly applied for and mutated their names in the records of the Kolkata Municipal Corporation in respect of the said property;

AND WHEREAS by the virtue of the recital as above recited the said Shambhu Nath Singh, Sri Jagadish Singh and Sri Kripamay Singh became the joint owners in respect of the said property **TOGETHER WITH** all rights, title and interest appertaining thereto free from all encumbrances and have been paying the municipal taxes regularly;

AND WHEREAS the First party being the landowners with the intention to develop the premises submitted sanction plan before the Kolkata Municipal Corporation and the said proposal was approved by the Kolkata Municipal Corporation vide building sanction plan No. 2018040121 dated 17.01.2019.

AND WHEREAS the said land owners herein being desirous of developing the said property had taken **offers** from various intending Developers and upon scrutinizing the said **offers**, the said land owners

found the offer made by the Developer herein to be most suitable and most beneficial.

AND WHEREAS the land owners after negotiation had arrived at an agreement to develop the said Property upon the Developer having the said property vacated by tenants/occupiers, demolition of the structures standing thereon, constructing, erecting and completing the New Building on the said property in Accordance with the plan sanctioned by the Kolkata Municipal Corporation for their mutual benefit and have agreed to execute this agreement to record the terms and conditions mutually agreed upon by them hereinafter mentioned.

A. The Owner herein is seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land, measuring about 10 Cottah, 13 Chittacks, 2 sq. ft. more or less **TOGETHER WITH** five storied old tenanted building standing thereon, lying and situates at and being premises No. 104, Madan Mohan Burman Street (previously known as Premises No. 23, Mechua Bazar Street), P.O.- Burrabazar, P.S.- Jorasanko, Kolkata- 700 007 within the jurisdiction of Ward No. 39 under the limits of the Kolkata Municipal Corporation, within town of Kolkata, West Bengal, as more fully and particularly mentioned and described in the Schedule hereunder written (hereinafter referred to as the said property).

B. By a Development Agreement dated the 28th day of March, 2025 made between the Owner therein referred to as the Owner of the One Part and one KALIM PREMIER REALTY LLP, therein referred to as the

Farhan Raza
Qasim Khatun

Developer of the Other Part, registered with ARA-11, Kolkata and recorded in Book No. 1, Being No. 3657 for the year 2025 hereinafter referred to as the (Said Agreement), the Owner has appointed the said Developer to commercially exploit the said property by construction of a new multistoried building thereat to comprise and/or consist of several units/spaces, car-parking spaces, etc., on the terms, conditions and covenants contained therein.

Farhan Raza
Ovais Kalim

C. Pursuant to and in terms of the said Agreement the Owners intends to nominate, constitute and appoint the said **KALIM PREMIER REALTY LLP**, a company incorporated under the Companies Act, 2013, represented by its two Partners Mr. OVAISH KALIM and FARHAN RAZA, as our true and lawful Attorney, in his name and on his behalf to do and perform the following acts, matters, deeds and/or things relating to the said property.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH;-

That, We, the Owners, do hereby appoint, nominate and constitute **KALIM PREMIER REALTY LLP**, a company incorporated under the Companies Act, 2013, having **PAN-ABDFK4014C**, and having its Registered Office at Premises No. 63, Rafi Ahmed Kidwai Road, Post Office-Park Street, Police Station-Park Street, Kolkata-700 016, represented by its two Partners, **OVAISH KALIM, (PAN : HXJPK8838K) (Aadhaar No.3857 3113 0054)** son of FIRDOUS KALIM, by faith- Islam, by occupation - Business, by Nationality - Indian, residing at 61, Ripon Street, Post Office - Park Street, Police Station - Park Street, Kolkata

700016 and **FARHAN RAZA, (PAN : FERPR5849A) (Aadhaar No.9949 4429 2001)** son of MOHAMMAD JAMALUDDIN, by faith- Islam, by occupation - Business, by Nationality - Indian, residing at Block - A, Flat - 304, 67, Suresh Sarkar Road, Entally, Kolkata - 700014, to be our true and lawful attorney, in our name and on our behalf to do, execute, perform and exercise all and any one of the following acts, deeds, matters and things that is to say:-

- a) To hold the possession of the said property as our Attorney and to maintain and manage the affairs of the said property and to protect the same in all manners and to take all steps for the said purpose in the manner as may be thought, fit, proper and expedient including initiating criminal or civil actions and taking Police help and incurring costs and expenses and appointing guards and watchmen and to maintain peaceful and vacant possession of the said property.
- b) To have the said Premises surveyed and measured and to pay for such surveys and have Plan(s) prepared.
- c) To appoint consultants and experts for soil testing and also to appoint and engage Architects, Engineers, Structural Engineers, Drainage and Plumbing Engineers/Experts, Electrical Engineers and Contractors and all others experts or Consultants as may be deemed necessary by the Developer for developing the said property/ Premises.
- d) To draw and/or prepare the necessary Plan(s) and/or applications for requisite permission and/or sanctions for development and construction of the proposed building into and over the said property as may be necessary and for the said purpose to sign, verify and re-verify all applications, forms, undertakings, declarations, papers and documents.

- e) To sign all papers and documents and applications and letters necessary for seeking permission from the authorities and all other departments for obtaining permissions for development and construction of the project at the said Premises.
- f) To appear and represent us before the Kolkata Municipal Corporation, Calcutta Electric Supply Corporation, Collector, Land Acquisition & Requisition Department, K. M. D. A. (Kolkata Metropolitan Development Authority), K.I.T. (Kolkata Improvement Trust), Land Ceiling Department, Police Station, Income Tax Department, Court, Tribunal etc., and all or any Govt. or Semi-Government, Private body or authority concerned and to sign and execute all papers and documents as may be required and do all acts, deeds and things that may be necessary.
- g) To do in general all matters and things that may be necessary for the work of construction and to enter into all correspondence and sign all letters and papers, documents, letters, applications, declarations, indemnity bond, undertaking and to file and defend all suit, proceedings, litigations, appeals and arising out the contract and/or termination thereof and/or development of the said Premises and construction of building and all matters connected with the said project and to file all returns and comply with the provisions of statutes/rules and do other compliances that may be required from time to time by Government/ Authority as may be deemed necessary by the Developer for developing the said Premises.
- h) To take steps and appear in all legal proceedings concerning the said property and to sign, verify all papers including Plaints, Written Statements, Affidavit, Petitions, Pleadings, Compromises Appeals, Vokatnamas that may be necessary in this behalf and to deal with and/or negotiate with any person and/or occupier in the said Premises

and to take necessary steps which my said Attorney at his own discretion shall think fit and proper.

- i) To sign, execute and deliver all or any Agreement and all instruments pertaining to the Developer's allocation (save and except Owner's allocation as mentioned in the said Development Agreement) in terms of the said Development Agreement dated 28th day of March, 2025 and to execute and register any Gift Deed in favour of the Kolkata Municipal Corporation, Boundary Declaration or any other Deed/s in favour of the Kolkata Municipal Corporation, that may be required for obtaining sanction Building Plan, Sale Deed/Transfer Deed in favour of intending Purchaser or before Notary Public or before any Oath Commissioner for similar purposes and development and portions of the building or apportionment to be construction at the said Premises.
- j) To enter into Agreement/Instrument for negotiations or to finalize all sale pertaining to the Developer's Allocation (save and except Owners' Allocation) of the building to be constructed at the said Premises on such terms and conditions, considerations, stipulations, provisions as my said Attorney shall think fit and proper with any prospective Purchaser/Buyer(s) and to accept there from any amount in advance/earnest money and agree to payment in instalments and the manner of full and final payment and to give valid receipt(s) and discharge in respect thereof and to put the Purchaser/ Buyer(s) in possession of the Flat or portion agreed to be sold and/or transferred save and except the Owners' allocation.
- k) To deliver possession and/or make over the constructed Flats/ Car Parking Space pertaining to the Developer's allocation in terms of the said Development Agreement and to issue letter of possession in respect thereof and to do all and everything that shall be necessary for completing

Farhan Raza
Qaimul

the sale, lease, assign or otherwise in compromise of the deal finalized, but such delivery of possession in favour of the intending Purchasers shall not be made until the Developer hand over the Flat to the Owners in terms of the Agreement for Development.

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

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

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

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

AND GENERALLY to do all acts, deeds, matters and things concerning the said Premises or in relation to the said Premises in which I may be interested and on my behalf to execute and do all acts, deeds,

matters and things as fully and effectually in all respects as I myself could do the same, if personally present.

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

THE SCHEDULE ABOVE REFERRED TO;

ALL THAT piece and parcel of land, measuring about 10 Cottah, 13 Chittacks, 2 sq. ft. more or less **TOGETHER WITH** five storied old tenanted building standing thereon, measuring about 10000 sq. ft., (2000 sq. ft. on each floor with cemented flooring) lying and situates at and being premises No. 104, Madan Mohan Burman Street (previously known as Premises No. 23, Mechua Bazar Street), P.O.- Burrabazar, P.S.- Jorasanko, Kolkata- 700 007 within the jurisdiction of Ward No. 39 under the limits of the Kolkata Municipal Corporation, within town of Kolkata, West Bengal and the same is butted and bounded as follows:

ON THE NORTH :	By Madan Mohan Burman Street;
ON THE SOUTH :	By Premises No. 106, Madan Mohan Burman Street;
ON THE EAST :	By premises No. 108/108A, Shambhu Chatterjee Street;
ON THE WEST :	By premises No. 102/H/1, Madan Mohan Burman Street.

IN WITNESS WHEREOF. WE, THE OWNERS hereto, have hereunto set and subscribed our signature on these presents, on this the 28th day of March, 2025.

SIGNED AND DELIVERED by the

Within named Owners at Kolkata in the presence of: -

WITNESSES

1. Sar Singh
84 Cousins Ghat Rd.
Shibpur, Howrah - 02
2. Paramita Paul
292/C R.K. Sarani
Behala Kal-60

KALIM PREMIER REALTY LLP

Designated Partner

OWNERS

KALIM PREMIER REALTY LLP

Farhan Raza
Designated Partner

ATTORNEY

Prepared by:

A.R. Hafiz
Advocate.

High Court, Calcutta

F/281/833/2002

Farhan Raza

✓ Shamshad Ali Singh

✓ Jagdish Singh

✓ Kaiparnay Singh

SPECIMEN FORM FOR TEN FINGERPRINTS



Shambhoo Singh

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



Jagdish Singh

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



Karpur Singh

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



Ajay Kalia

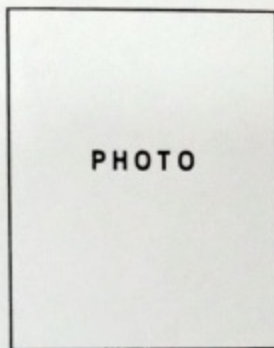
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS

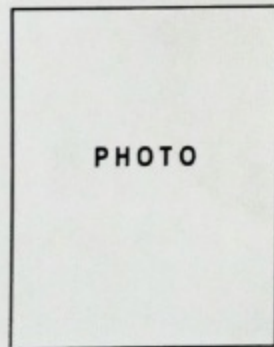


Farhan Raza

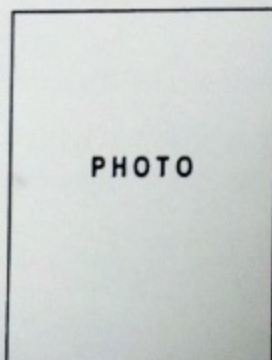
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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



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



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

Major Information of the Deed

Deed No :	I-1902-03675/2025	Date of Registration	28/03/2025
Query No / Year	1902-8000868328/2025	Office where deed is registered	
Query Date	28/03/2025 2:16:24 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Bhaskar Chongder Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9674174110, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 5,12,47,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 190203657/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



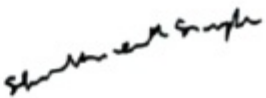






District: Kolkata, P.S:- Jorasanko, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madan Mohan Burman Street, Road Zone : (Bidhan Sarani Crossing -- Mercus Square) , , Premises No: 104, , Ward No: 039 Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	10 Katha 13 Chatak 2 Sq Ft	1/-	4,37,47,999/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :				17.8452Dec	1 /-	437,47,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10000 Sq Ft.	1/-	75,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 3, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 4, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		10000 sq ft	1 /-	75,00,000 /-	







Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Mr SHAMBHU NATH SINGH Son of Late JAMUNA PROSAD SINGH Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office	Photo  28/03/2025	Finger Print  Captured LTI 28/03/2025	Signature  28/03/2025
104, MADAN MOHAN BURMAN STREET, City:- Not Specified, P.O:- BURRABAZAR, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.: APxxxxxx7H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office				
2	Name Mr JAGADISH SINGH Son of Mr SHAMBHU NATH SINGH Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office	Photo  28/03/2025	Finger Print  Captured LTI 28/03/2025	Signature  28/03/2025
104, MADAN MOHAN BURMAN STREET, City:- , P.O:- BURRABAZAR, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: EQxxxxxx6N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office				
3	Name Mr KRIPAMAY SINGH Son of Mr SHAMBHU NATH SINGH Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office	Photo  28/03/2025	Finger Print  Captured LTI 28/03/2025	Signature  28/03/2025
104, MADAN MOHAN BURMAN STREET, City:- , P.O:- BURRABAZAR, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: FYxxxxxx8G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office				



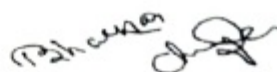
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KALIM PREMIER REALTY LLP 63, RAFI AHMED KIDWAAI ROAD, City:- , P.O:- PARK STREET, P.S:-ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN:- 700016 , PAN No.:: ABxxxxxx4C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr OVAISH KALIM (Presentant) Son of Mr FIRDOUS KALIM Date of Execution - 28/03/2025, , Admitted by: Self, Date of Admission: 28/03/2025, Place of Admission of Execution: Office		 Captured	
	Mar 28 2025 3:38PM	LTI 28/03/2025	28/03/2025	
	61, RIPON STREET, City:- , P.O:- PARK STREET, P.S:-ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: HXxxxxxx8K,Aadhaar No Not Provided Status : Representative, Representative of : KALIM PREMIER REALTY LLP (as PARTNERS)			
2	Name	Photo	Finger Print	Signature
	Mr FARHAN RAZA Son of Mr MOHAMMAD JAMALUDDIN Date of Execution - 28/03/2025, , Admitted by: Self, Date of Admission: 28/03/2025, Place of Admission of Execution: Office		 Captured	
	Mar 28 2025 3:40PM	LTI 28/03/2025	28/03/2025	
	SURESH SARKAR ROAD, City:- Not Specified, P.O:- ENTALY, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: FExxxxxx9A,Aadhaar No Not Provided Status : Representative, Representative of : KALIM PREMIER REALTY LLP (as PARTNERS)			

Identifier Details :

Name	Photo	Finger Print	Signature
Bhaskar Chongder Son of Amal Chongder Sealdah Civil Court, City:- , P.O:- Entaly, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	 28/03/2025	 Captured 28/03/2025	 28/03/2025
Identifier Of Mr OVAISH KALIM, Mr SHAMBHU NATH SINGH, Mr JAGADISH SINGH, Mr KRIPAMAY SINGH, Mr FARHAN RAZA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SHAMBHU NATH SINGH	KALIM PREMIER REALTY LLP-5.9484 Dec
2	Mr JAGADISH SINGH	KALIM PREMIER REALTY LLP-5.9484 Dec
3	Mr KRIPAMAY SINGH	KALIM PREMIER REALTY LLP-5.9484 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SHAMBHU NATH SINGH	KALIM PREMIER REALTY LLP-3333.33333300 Sq Ft
2	Mr JAGADISH SINGH	KALIM PREMIER REALTY LLP-3333.33333300 Sq Ft
3	Mr KRIPAMAY SINGH	KALIM PREMIER REALTY LLP-3333.33333300 Sq Ft

Endorsement For Deed Number : I - 190203675 / 2025

On 28-03-2025

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

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

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

Presented for registration at 15:21 hrs on 28-03-2025, at the Office of the A.R.A. - II KOLKATA by Mr OVAISH KALIM

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,12,47,999/-

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

Execution is admitted on 28/03/2025 by 1. Mr SHAMBHU NATH SINGH, Son of Late JAMUNA PROSAD SINGH, 104, MADAN MOHAN BURMAN STREET, P.O: BURRABAZAR, Thana: Jorasanko, , Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Service, 2. Mr JAGADISH SINGH, Son of Mr SHAMBHU NATH SINGH, 104, MADAN MOHAN BURMAN STREET, P.O: BURRABAZAR, Thana: Jorasanko, , Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Business, 3. Mr KRIPAMAY SINGH, Son of Mr SHAMBHU NATH SINGH, 104, MADAN MOHAN BURMAN STREET, P.O: BURRABAZAR, Thana: Jorasanko, , Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Business

Indetified by Bhaskar Chongder, , , Son of Amal Chongder, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 28-03-2025 by Mr FARHAN RAZA, PARTNERS, KALIM PREMIER REALTY LLP, 63, RAFI AHMED KIDWAAI ROAD, City:- , P.O:- PARK STREET, P.S:-ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN:- 700016

Indetified by Bhaskar Chongder, , , Son of Amal Chongder, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

Execution is admitted on 28-03-2025 by Mr OVAISH KALIM, PARTNERS, KALIM PREMIER REALTY LLP, 63, RAFI AHMED KIDWAAI ROAD, City:- , P.O:- PARK STREET, P.S:-ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN:- 700016

Indetified by Bhaskar Chongder, , , Son of Amal Chongder, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

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 57699, Amount: Rs.100.00/-, Date of Purchase: 20/03/2025, Vendor name: A K Maity

fin2

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2025, Page from 157056 to 157081
being No 190203675 for the year 2025.



2025

Digitally signed by SATYAJIT BISWAS
Date: 2025.04.07 12:56:35 -07:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 07/04/2025

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.