

2368/23

I-2341/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 057734

X  
16/2/23  
G-8/425428/23

Consent of the Government is required to  
register the instrument in the name of  
the Government or any person or body  
of persons in the name of the Government.

X  
District Sub-Register-III  
Alipore, South 24-parganas

16 FEB 2023

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT

AGREEMENT

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, (1) ENAMUL HAQUE (PAN NO. AAMPH5366E) (AADHAAR NO. 7401 1673 7635) son of Late Shamsuddoha Enayet Haque Alias S. Enayet Haque, by Occupation- Retired Person, (2) MEHERUNNESSA BIBI (PAN NO. AGUPB6578N) (AADHAAR NO. 4669 2701 8697), daughter of Late Shamuddoha Enayet Haque, by Occupation- Service, (3) MUSTARUNNESSA BIBI (PAN NO. DPSPB2336N) (AADHAAR NO. 7675 2149 2038), daughter of Late Enayet Haque and wife of Late Mohi-ud-din Ahmed, by Occupation- Housemaker,

Cont...P-2

3648

03 JAN 2023

No.....Rs.100/- Date.....

Name : .....  
SUBHRO KANTI ROY CHOWDHURY  
Advocate  
High Court Calcutta

Address : .....

Vendor : .....  
Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kol-27



*Apurba Halder*  
S/o. - Late Anil Krishna Halder  
Gowanga Nagar  
P.S. - New Town  
Kolkata - 700159

DISTRICT SUB-REGISTRAR  
SOUTH 24 PGS. ALIPORE  
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(4) EMADUL HAQUE (PAN NO. ACKPH4171P) (AADHAAR NO. 8111 3506 8744), son of Late Sekh Enayet Haque Alias Sk. Enayet Haque, by Occupation- Retired Person, (5) MUFIDUN NESSA BIBI (PAN NO. CCLPB9677D) (AADHAAR NO. 9410 9562 1075) daughter of Late Samsuddoha Enayet Haque Alias S. Enayet Haque and wife of Md. Hafiz-ud-din, by Occupation- Housewife, (6) EBADUL HAQUE (PAN NO. AHBPH2316J) (AADHAAR NO. 2957 0133 7446), son of Late Shamsuddoha Enayet Haque, by Occupation- Retired Person and all by Faith – Islam, Nationality - Indian, all are residing at 30A, Judges Court Road, Post Office – Alipore, Police Station – Alipore, Kolkata – 700027, District - South 24 Parganas, (7) NAYEEMA BEGUM (PAN NO. EPIPB5026Q) (AADHAAR NO. 2127 2749 0640), daughter of Late Enayet Haque and wife of Sk. Abdul Rafique, by Occupation- Housewife, by Faith – Islam, by Nationality - Indian and residing at 7D, Tiljala Place, Post Office – Circus Avenue, Police Station – Karaya, Kolkata – 700017, District - South 24 Parganas and (8) MUNIRUNNESSA BIBI ALIAS MUIRUN NESSA BIBI (PAN NO. BVVPB4340M) (AADHAAR NO. 9994 2273 9049), daughter of Late Enayet Haque Alias Shamsuddoha Enayet Haque and wife of Late Akram Hossain, by Occupation- Housemaker, by Faith - Islam, Nationality - Indian, residing at 3/H/1, Jhawtala Lane, Post Office – Circus Avenue, Police Station - Karaya, Kolkata – 700017, District - South 24 Parganas, (hereinafter referred to as "the PRINCIPALS") SEND GREETINGS:

WHEREAS S. Enayet Haque, Zohra Khatun, Abdul Ahad, Abdul Mahmood, Abdur Rashid, Md. Jasim Ali, Nilufa Begum, Bilqis Ara Begum, Nazima Begum alias Gulshan Ara Begum and B. Azimul Haque were the joint owners in respect of a total piece and parcel of land measuring about 1 Bigha, 10 Cottahs, 6 Chittaks and 25 Sq. Ft. together with the structure situated thereon being Municipal Premises No. 30A, 30B and 30C, Judges Court Road out of which (i) Premises No. 30A, Judges Court Road having an area of land measuring about 7 Cottahs 2 Chittaks, (ii) Premises No. 30B, Judges Court Road having an area of land measuring about 18 Cottahs 9 Chittaks and 40 sq. ft. and Premises No. 30C, Judges Court Road having an area of land measuring about 1 Cottah, 14 Chittaks and 12 sq. ft.

AND WHEREAS S. Enayet Haque filed a suit for partition of the abovementioned properties in the Court of 1<sup>st</sup> Assistant District Judge at Alipore being Title Suit No. 91 of 1987 which



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was finally decreed on comprise on 13.01.1989 on the terms and conditions as contained in the said compromise application.

**AND WHEREAS** according to the compromise decree passed in the aforesaid Title suit No. 91 of 1987 dated 30.01.1989, Zohra Khatun, Abdul Ahad, Abdul Mahmood, Abdur Rashid, Md. Jasim Ali, Nilufa Begum, Bilqis Ara Begum, Nazima Begum alias Gulshan Ara Begum and B. Azimul Haque were exclusively allocated an area of land measuring 13 Cottahs 06 Chittaks and 35 sq. ft. more or less being divided demarcated northern portion of Premises No. 30B, Judges Court Road, Kolkata- 700027, Ward No. 74 and the remaining area being Premises Nos. 30A and 30C and Part of 30B, Judges Court Road was exclusively allocated to S. Enayet Haque, which, however, assessed to be measuring about 16 Cottahs 15 Chittaks and 35 sq. ft.

**AND WHEREAS** all the parties in the said compromise decree duly demarcated their respective allocated portions by raising boundary wall and Zohra Khatun, Abdul Ahad, Abdul Mahmood, Abdur Rashid, Md. Jasim Ali, Nilufa Begum, Bilqis Ara Begum, Nazima Begum alias Gulshan Ara Begum and B. Azimul Haque mutated their names in the demarcated portion measuring about 13 cottahs 06 Chittaks and 35 sq. ft. which was duly recorded in the Kolkata Municipal Corporation as premises No. 30B, Judges Court Road and the remaining area which was exclusively allocated to S. Enayet Haque being the then premises Nos. 30A, 30C and part of premises No. 30B, Judges Court Road and after the demise of S. Enayet Haque his legal heirs were in the use and enjoyment of the same in exclusion of others.

**AND WHEREAS** the legal heirs of said S. Enayet Haque duly amalgamated their allocated portions of said premises Nos. 30A, 30C and part of premises No. 30B, Judges Court Road recorded in the Kolkata Municipal Corporation and being re-numbered as Premises No. 30A, Judges Court Road, Kolkata- 700027, Ward No. 74. However, in course of physical measurement of the said allocated portion, it was actually found to be 19 Cottahs, 8 Chittaks and 34 sq. ft. instead of 16 Cottahs, 15 Chittaks and 25 sq. ft. i.e. an excess area of 2 Cottahs 6 Chittaks.



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AND WHEREAS the said excess area of 2 Cottahs 6 Chittaks was wrongfully claimed by the other co-owners in respect of premises No. 30A, Judges Court Road and accordingly a dispute has arisen between all the owners as a result whereof a suit was filed by the legal heirs of S. Enayet Haque against the legal heirs of Zohra Khatun & Ors. being Title Suit No. 603 of 2017, which was ultimately decreed on compromise whereby it was declared that the said property being premises No. 30A, Judges Court Road, Kolkata - 700027, Ward No. 74 is measuring about 19 Cottahs 08 Chittaks and 34 Sq. Ft., which exclusively belong to the present Owners.

AND WHEREAS pursuant to the said compromise decree, the present Owners have duly mutated their names in the record of the Kolkata Municipal Corporation wherein the area of the said premises No. 30A, Judges Court Road have been reassessed by the Kolkata Municipal Corporation having an area of 19(Nineteen) Cottah 8(Eight) Chittack 34(Thirty Four) sq. ft.

AND WHEREAS accordingly the Principals herein became the joint, lawful and absolute owners of and fully seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring 19(Nineteen) Cottah 8(Eight) Chittack 34(Thirty Four) sq. ft. more or less being the Premises No. 30A, Judges Court Road, Kolkata - 700027, Ward No. 74, Police Station - Alipore, and at present within the Kolkata Municipal Corporation, District - South 24 Parganas and hereinafter referred to as "the said Premises/Property" and more fully and particularly mentioned and described in the Schedule "A" hereunder written and have been enjoying the same peacefully, freely, absolutely and without any interruptions from any corner whatsoever and duly mutated their names in the record of Kolkata Municipal Corporation by paying usual rents and taxes to the proper authorities concerned in their own names as the absolute joint owners and possessors and have the absolute power of ownership and also entitle to sell, gift, lien, mortgage, assign the same to anybody else in any way as they will think fit and proper.

AND WHEREAS by a registered Development Agreement dated 16.02.2023 registered at the Office of the District Sub-Registrar- III, South 24 Parganas, recorded



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in the Book No. I, being No. I-160302324, for the year 2023 by and between the Principal's herein as the Owners and LLL REAL ESTATES LLP (PAN No. AAKFL2715M), a company incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008, having its registered office at 289D, Darga Road, Circus Avenue, Park Circus, Kolkata – 700017, West Bengal, represented by its partners namely (1) FAIZ AHMED KHAN (PAN No. AIYPA1310P) (AADHAAR No. 7139 2435 8772), son of Javed Ahmed Khan, by Occupation- Business, by Religion – Islam, by Nationality- Indian, residing at Premises No. 2, Golam Jilani Khan Road, Post Office – Kasba & Police Station- Tiljala, Kolkata- 700039, West Bengal, (2) WASIM AHMED (PAN NO. AELPA5214P) (AADHAAR NO. 6941 0720 0581), son of Shaikh Mohammad Sayeed, by Occupation- Business, by Religion – Islam, by Nationality- Indian, residing at P283, Darga Road, Circus Avenue, Kolkata- 700017, West Bengal and (3) FARHAN AHMED (PAN NO. ALBPA3359C) (AADHAAR NO. 9559 0919 0661), son of Amir Ahmed, by Occupation- Business, by Religion – Islam, by Nationality- Indian, residing at 22/6, C. N. Roy Road, Tiljala, South 24 Parganas, Pin- 700039, West Bengal, the Attorney herein and developer therein (and hereinafter also referred to as "the Attorney"), the Principal's have appointed the Developer to develop the said Property into a multi-storied building (hereinafter referred to as "the building") and for the residential exploitation of the Developer's Allocation in the building as defined and described therein on the terms and conditions therein contained.

**AND WHEREAS** we are busy with our own day to day business respectively at the same time having no contemplation to construct new building on the land comprised in the said premises as per plan to be sanctioned by the local Authority of the above facts it is not possible to look after and manage the whole affairs including construction and of the new proposed building on comprised in the SAID PREMISES hence we, do hereby pleased to nominate, constitute and appoint LLL REAL ESTATES LLP (PAN No. AAKFL2715M), a company incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008, having its registered office at 289D, Darga Road, Circus Avenue, Park Circus, Kolkata – 700017, West Bengal, represented by its partners namely (1) FAIZ AHMED KHAN (PAN No. AIYPA1310P) (AADHAAR No. 7139 2435 8772), son of Javed Ahmed Khan, by Occupation- Business, by Religion – Islam, by Nationality- Indian, residing at Premises No. 2, Golam Jilani Khan Road, Post Office – Kasba & Police Station- Tiljala, Kolkata- 700039, West Bengal, (2)

LLL REAL ESTATES LLP  
Partner

Enaahid Haque



DISTRICT SUB REGISTRAR  
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**16 FEB 2023**

**WASIM AHMED (PAN NO. AELPA5214P) (AADHAAR NO. 6941 0720 0581)**, son of Shaikh Mohammad Sayeed, by Occupation- Business, by Religion – Islam, by Nationality- Indian, residing at P-283, Darga Road, Circus Avenue, Kolkata- 700017, West Bengal and **(3) FARHAN AHMED (PAN NO. ALBPA3359C) (AADHAAR NO. 9559 0919 0661)**, son of Amir Ahmed, by Occupation- Business, by Religion – Islam, by Nationality- Indian, residing at 22/6, C. N. Roy Road, Tiljala, South 24 Parganas, Pin- 700039, West Bengal, to be our true and lawful ATTORNEY to act for us in our name and on our behalf and for the sake of brevity hereinafter referred to as the ATTORNEY.

NOW KNOW YE AND THESE PRESENTS WITNESSTH WE, **(1) ENAMUL HAQUE (PAN NO. AAMPH5366E) (AADHAAR NO. 7401 1673 7635)** son of Late Shamsuddoha Enayet Haque Alias S. Enayet Haque, by Occupation- Retired Person, **(2) MEHERUNNESSA BIBI (PAN NO. AGUPB6578N) (AADHAAR NO. 4669 2701 8697)**, daughter of Late Shamuddoha Enayet Haque, by Occupation- Service, **(3) MUSTARUNNESSA BIBI (PAN NO. DPSPB2336N) (AADHAAR NO. 7675 2149 2038)**, daughter of Late Enayet Haque and wife of Late Mohi-uddin Ahmed, by Occupation- Housemaker, **(4) EMADUL HAQUE (PAN NO. ACKPH4171P) (AADHAAR NO. 8111 3506 8744)**, son of Late Sekh Enayet Haque Alias Sk. Enayet Haque, by Occupation- Retired Person, **(5) MUFIDUN NESSA BIBI (PAN NO. CCLPB9677D) (AADHAAR NO. 9410 9562 1075)** daughter of Late Samsuddoha Enayet Haque Alias S. Enayet Haque and wife of Md. Hafiz-ud-din, by Occupation- Housewife, **(6) EBADUL HAQUE (PAN NO. AHBPH2316J) (AADHAAR NO. 2957 0133 7446)**, son of Late Shamsuddoha Enayet Haque, by Occupation- Retired Person and all by Faith – Islam, Nationality - Indian, all are residing at 30A, Judges Court Road, Post Office – Alipore, Police Station – Alipore, Kolkata – 700027, District - South 24 Parganas, **(7) NAYEEMA BEGUM (PAN NO. EPIPB5026Q) (AADHAAR NO. 2127 2749 0640)**, daughter of Late Enayat Haque and wife of Sk. Abdul Rafique, by Occupation- Housewife, by Faith – Islam, by Nationality - Indian and residing at 7D, Tiljala Place, Post Office – Circus Avenue, Police Station – Karaya, Kolkata – 700017, District - South 24 Parganas and **(8) MUNIRUNNESSA BIBI ALIAS MUIRUN NESSA BIBI (PAN NO. BVVPB4340M) (AADHAAR NO. 9994 2273 9049)**, daughter of Late Enayet Haque Alias Shamsuddoha Enayet Haque and wife of Late Akram Hossain, by Occupation- Housemaker, by Faith - Islam, Nationality - Indian, residing at 3/H/1, Jhawtala Lane, Post Office – Circus Avenue, Police Station - Karaya, Kolkata – 700017, District - South 24 Parganas, do



DISTRICT AND SESSIONS JUDGE  
SOUTH ALIPORE  
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hereby nominate, constitute and appoint LLL REAL ESTATES LLP (PAN No. AAKFL2715M), a company incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008, having its registered office at 289D, Darga Road, Circus Avenue, Park Circus, Kolkata – 700017, West Bengal, represented by its partners namely (1) FAIZ AHMED KHAN (PAN No. AIYPA1310P) (AADHAAR No. 7139 2435 8772), son of Javed Ahmed Khan, by Occupation- Business, by Religion – Islam, by Nationality- Indian, residing at Premises No. 2, Golam Jilani Khan Road, Post Office – Kasba & Police Station- Tiljala, Kolkata- 700039, West Bengal, (2) WASIM AHMED (PAN NO. AELPA5214P) (AADHAAR NO. 6941 0720 0581), son of Shaikh Mohammad Sayeed, by Occupation- Business, by Religion – Islam, by Nationality- Indian, residing at P283, Darga Road, Circus Avenue, Kolkata- 700017, West Bengal and (3) FARHAN AHMED (PAN NO. ALBPA3359C) (AADHAAR NO. 9559 0919 0661), son of Amir Ahmed, by Occupation- Business, by Religion – Islam, by Nationality- Indian, residing at 22/6, C. N. Roy Road, Tiljala, South 24 Parganas, Pin- 700039, West Bengal, to be our true and lawful ATTORNEY for us in our name and on our behalf to do all or any of the acts, deeds, matters and things whatsoever relating to the said premises hereinafter mention that is to say:-

1. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said property and every part thereof.
2. To appear and represent us before the any authority and authorities including the Kolkata Municipal Corporation, Fire Brigade, Barrackpore Police Commissionerate, The Competent Authority under the Urban Land [ceiling and regulation] Act, 1976 and Government of West Bengal in connection with the sanction and/or modification and/or alteration of the building sanctioned plan/plans.
3. To pay fees, obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the Development Plan and to submit and take delivery of title deed concerning the said property and also other premises and documents as may be required by the authorities, execute deed for betterment of title of the said property.



~~DEPARTMENT OF REGISTRATION  
SOUTH WEST DISTRICT~~  
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4. To negotiate for sale or disposal of the Developer's Allocation as specified in the reference Development Agreement and also for development work in respect of the said Premises, described fully herein below, which includes the Owner's Allocation morefully described in the Schedule "B" here under written and hereinafter referred to as the "Owner's Allocation"; and Developer's Allocation morefully described in the Schedule "C" here under written and hereinafter referred to as the "Developer's Allocation", fully described in the reference Development Agreement and also in respect of the proportionate share in the said Premises, on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of my said Attorney and/or in respect of the said multi-storied building to be constructed in the said Premises at such price and on such terms and condition as our said Attorney shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the choice of my said Attorney and/or in respect of the said multi-storied building to be constructed in the said Premises and at such price and on such terms and conditions as our said Attorney shall think fit and proper and for that purpose, to sign, execute and perfect all agreement, contracts and other writings and papers relating to the sale, lease or disposal as aforesaid containing such covenants and conditions as our said Attorney shall think fit and proper.
5. To receive the excess amount of fees, if any paid for the purpose of sanction, modification and/or alteration of the development plan to any authority or authorities.
6. To develop the said Property making construction of said building thereon as per plan which to be approved and sanctioned by the Kolkata Municipal Corporation.
7. To apply for the obtain electricity, water, sewerage, drainage, telephone or other connections of any other utility to the said Property and/or make alterations thereon and to close down and/or have disconnected the same and for the purpose to sign,



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execute and commit the all papers, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said ATTORNEY.

8. To appear and represent us before all authorities including those under the Kolkata Municipal Corporation for fixation and / or finalization of annual valuation of the said Property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said ATTORNEY may deem fit and proper.
9. To file and submit declarations, statements, applications and / or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.
10. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion Plan, Amalgamation Plan, specifications of structure, construction of multi-storied building in the said Premises as well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, Completion Plan, specifications including revised or new plans or Addition Plan, Alteration Plan and to submit the same before the concerned Municipal Authority for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, Completion Plan, specifications, Amalgamation Plan and also to sign Deed of Rectification, Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all plans including sanctioned Building plan, Addition Plan, Alteration Plan, Completion Plan, Completion certificate etc., from the concerned Municipal Authority upon giving proper acknowledgement and or receipts for the same.
11. To sign, execute and submit and take delivery of site plan, building plan, completion certificate as any other plans, documents, statements, papers, undertaking,



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declarations, as may be required for having the plan to be sanctioned and /or sanction plan modified and /or altered Kolkata Municipal Corporation in respect of our property more specifically mentioned in the Schedule written hereunder.

12. To enter into any agreement for sale with intending buyer / buyers against our Attorney's allocated portion and also do collect advance and/or part payment or full consideration from them at any terms and conditions as may the Attorney shall think fit.
13. To enter into all Agreement for Sale with the prospective Purchaser/s save and except Owner's/Principal's allocation in the said building to be constructed upon the said property and to receive all consideration money or earnest money or deposits in respect of any portion or portions of the said Property and also to receive realize and obtain payment of all or any money which may hereafter become payable to our said Attorney and to sign, give and grant sufficient and effectual receipts and discharge for the same as our said Attorney shall think fit and proper.
14. To appear and represent me before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the Attorney in any manner concerning the said Property subject to the conditions mentioned under various clauses in the said deed of agreement for Development of the said property. The principals' will not be responsible in any manner to repay/refund such Purchaser or Purchasers and the Attorney is solely responsible to refund to the buyer whatever necessary.
15. To appear before and represent us at the office of the B.L. & L.R.O., S.D.L. R.O., A.D.M.(L.R.), District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, Income Tax Authority and Tax matter, Kolkata Municipal Corporation, Fire Brigade, West Bengal Police, Government of West Bengal and/or any other concerned



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authorities in respect of the said Premises and all other acts, statutes, laws, rules and bye-laws in any way in connection with the development of the said Premises.

16. To appear before Registrar, District Registrar, Sub-Registrar, all appropriate registration authority and/or to present for registration any agreement, sale deeds and/or any deeds, gift deed or any other documents that may be necessary for any of the purpose mentioned herein and to admit execution of the same for us and on our behalf by our attorney also authorize to receive the consideration money from the purchaser/purchasers on our behalf except the owner's allocation.
17. To receive the consideration money, sale proceeds and/or any money in connection with the Development Agreement for the prospective buyers and/or person or persons in respect of Developer's Allocation in the proposed new building and to grant proper and effectual receipt thereof.
18. That the Developer will be bound to make over Owners' Allocation as described in the Development Agreement mentioned therein and thereafter the Developer shall be entitled to transfer/dispose of the Developer's allocation to anyone as prescribed in the Transfer of Property Act.
19. To execute deed of conveyances, gift deed, deed of amalgamation in respect of the said property or any part thereof or any portion of the said proposed building in terms of the said Development Agreement.
20. To sign and execute any deeds, instruments of documents for the purpose of transferring of the said premises or any portion thereof to the intending purchaser or purchasers save and except Principal's allocations as stated in the said Development Agreement.
21. To execute conveyance or conveyances in our names on our behalf to do all acts and deeds in favour of the intending purchaser and to present the said conveyance for



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registration before the competent registering authority save and except Principal's allocations as stated in the said Development Agreement.

22. To instruct the Advocate / Lawyer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and /or selling the schedule mentioned property except Principal's Allocation.
23. To execute and/or negotiate and/or entering into any agreement for selling the schedule mentioned property in the name of the Attorney as and on our behalf save and except Principal's allocations as stated in the said Development Agreement.
24. To execute and sign any deeds, agreement, memo of understanding with a view to sale of schedule mentioned property in its own name and on our behalf save and except Principal's allocations as stated in the said Development Agreement.
25. To communicate, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof including acquisition and / or requisition and/ or in respect of the said Premises or any part thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgement or become non-suited in any such action of proceedings as aforesaid before any Learned Court of Civil, Criminal and Revenue.
26. To allow the intending Purchaser or Purchasers to inspect the original title of the property, sanction building plan and other relevant documents of the title of the property for and on our behalf.



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27. To affix sign board or install any Hoarding board on the said Property in the name of the Attorney.
28. To advertise in the newspaper for Obtaining Purchasers for selling the flat and car parking space in the proposed building.
29. To receive compensation becoming receivable in respect of any acquisition and /or requisition of the said constructed building save and except Principal's allocations or any part thereof subject to the conditions stipulated in the said Development Agreement.
30. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of us or it be instituted preferred by or against any person or persons in respect of the said Premises and also to present prosecute writ application in respect thereof.
31. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other authority whatsoever and to sign and verify applications therefore.
32. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.
33. And generally to do all such acts, or things that may be necessary for all or the purposes mentioned hereinabove.
34. And we, do hereby ratify and agree to ratify all such acts, or things as our said attorney may lawfully do by virtue of these presents.



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35. This power of attorney shall remain valid until the completion of the construction of the said building and disposal of the developer's allocation i.e. flats, shops and garage space of the said building.

AND GENERALLY to act our Attorney or agents in relation to all matters touching our said premises and building, as we could do if We could personally represent notwithstanding the special Power of Attorney, in the particular behalf as contained in these presents.

AND We, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds, and things whatsoever by the said Attorney or Agents appointed under this power in the herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents as per the said registered development agreement vide Deed number I-16030232 of 2023 under some terms and conditions mentioned therein which duly registered with the office of the District Sub-Registrar- III, South 24 Parganas, and this Development power of Attorney is revocable in nature but it cannot be revoked if there is no breach of contract or any act by the Attorney which may go against the lawful right and interest of the Principal.

**THE SCHEDULE "A" ABOVE REFERRED TO**

**SCHEDULE OF THE SAID PREMISES/PROPERTY**

**ALL THAT** piece and parcel of land measuring 19(Nineteen) Cottah 8(Eight) Chittack 34 (Thirty Four) sq. ft. more or less along with several tile shade structures total admeasuring 2750 Sq. Ft. more or less standing thereupon, being the Premises No. 30A, Judges Court Road, Kolkata- 700027, together with exclusive right over the 20' feet wide passage running from main road to the aforesaid property, Ward No. 74, Police Station- Alipore, and at present within the Kolkata Municipal Corporation, District - South 24 Parganas which is butted and bounded as follows:

**ON THE NORTH BY** :- Partly by Premises Nos. 28/1 and 28/2, Judges Court Road, 60' feet Judges Court and partly by Premises No. 30B, Judges Court Road;

*Emmedul Haque*

LLL REAL ESTATE LLP  
*Emmedul Haque*  
 Partner



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- ON THE SOUTH BY** :- 4/A, Aftab Mosque Lane, Mazaar, 4/6 & 4/8,  
Aftab Mosque Lane;
- ON THE EAST BY** :- Partly by Premises Nos. 32A, Judges Court and  
partly by Premises No. 30B, Judges Court;
- ON THE WEST BY** :- Premises Nos. 26, 28, 28/1 and 28/2, Judges  
Court Road & KMC.

**THE SCHEDULE-"B" ABOVE REFERRED TO**  
**OWNERS' ALLOCATION**

The Landowners' Allocation shall mean that Landowners/Owners will be entitled to have the allocation in the manner as follows which are:-

- i) That the Land Owners shall receive 50% of the total sanction area which shall be demarcated only after receiving the building sanction plan from the Competent Building Plan Sanctioning Authority.
- ii) All arrear taxes in respect of the properties to be developed shall be paid by the Developer herein.
- iii) That on the date of the signing of the development agreement and general power of attorney by and between Land Owners' and the Developer herein, the Land Owners' shall hand over free, vacant peaceful, physical possession of the Land Owners' possession in the said existing structure.
- iv) That other existing structures occupied by the tenants or occupiers shall be vacated and handed over to the Developer by the Land Owners within 15(Fifteen) days from the date of receive of the notice for handover of physical possession to be issued by the Developers to the Land Owners herein.
- v) In case, there is a question of any shifting charges incurred for shifting of tenants the same shall be borne by the Land Owners. However, if the Land Owners failed to makes such payment the cost shall be borne by the Developer and the same shall be adjusted against the area of the owners' allocation, as per market rate or the same may be refunded by the Land Owners.
- vi) All other costs, if any, which shall be borne/paid by the Developer on behalf of the



DISTRICT SUB REGISTRAR III  
SOUTH 24 PARGANAS, ALIPURA  
16 FEB 2023

Land Owners shall be adjusted from the area allotted to the Land Owners under the head of owner's allocation, as per market rate or or the same may be Refunded by the Land Owners.

- vii) The Land Owners shall pay the proportionate cost for installation of electricity line in the said building and also the cost incurred for bringing the electric meters in the name of Owners, including the cost paid as security deposit to Electric Supply Department/ Company.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**DEVELOPER'S ALLOCATION**

**DEVELOPER'S ALLOCATION:** The Developer shall receive 50% ratio of the sanctioned area which is the remaining portion of the entire building/s (excluding Owners' Allocation as described above) will be exclusively be treated as Developer's Allocation, with exclusive power to sell, transfer and convey the units under the purview of Developer's Allocation to any third parties.



~~DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALMIRI~~  
**16 FEB 2023**

IN WITNESS WHEREOF we have signed the Development Power of Attorney on this 16<sup>th</sup> DAY OF FEBRUARY, TWO THOUSAND AND TWENTY THREE (2023).

SIGNED, SEALED AND DELIVERED  
BY THE AFORESAID PRINCIPALS  
AND THE ATTORNEY HOLDER  
IN THE PRESENCE OF:

WITNESSES:

1. *Apurba Halder*  
*Biswanaga Nagar*  
*PS - New Town*  
*Kolkata - 700159*

2. *Shafiqul Khan*  
*10/1, Jannagar Road*  
*Kolkata - 700012*

*Enamul Haque*

*Moharunnesa Bibi*

*Mustawwa nessa Bibi*  
*Enamul Haque.*

*Muhammad Nessa Bibi*

*Ebaidul Haque*

*Nayema Begum*

*Munir-un-Nessa Bibi*

SIGNATURE OF THE PRINCIPALS

LLL REAL ESTATES LLP

*[Signature]*  
Partner

LLL REAL ESTATES LLP

*[Signature]*  
Partner

LLL REAL ESTATES LLP

*[Signature]*  
Partner

SIGNATURE OF THE ATTORNEY HOLDER

Drafted and Prepared by:-

*Subho Kant Roy Choudhury*

Subho Kant Roy Choudhury  
Advocate

High Court Calcutta  
Reg. No. WB - 478/2000

IN WITNESS WHEREOF we have signed the Development Power of Attorney on this 16<sup>th</sup> DAY OF FEBRUARY, TWO THOUSAND AND TWENTY THREE (2023).

SIGNED, SEALED AND DELIVERED  
BY THE AFORESAID PRINCIPALS  
AND THE ATTORNEY HOLDER  
IN THE PRESENCE OF:

WITNESSES:

1. *Apurbo Halder*  
*Gouranga Nagar*  
*P.S.- New Town*  
*Kolkata - 700159*

2. *Shaukat Khan*  
*40/1 Jannagar Road*  
*Kolkata - 19.*

*Emadul Haque*  
*Moharunnessa Bibi*  
*Mustarun nessa Bibi*  
*Emadul Haque.*  
*Muhammad Nessa Bibi*  
*Elmadul Haque*  
*Nayema Begum*  
*Munir-un Nessa Bibi*

SIGNATURE OF THE PRINCIPALS  
LLL REAL ESTATES LLP

*[Signature]*  
Partner

LLL REAL ESTATES LLP  
*[Signature]*  
Partner

LLL REAL ESTATES LLP  
*[Signature]*  
Partner












SIGNATURE OF THE ATTORNEY HOLDER

Drafted and Prepared by:-












*Subho Kanti Roy Chowdhury*  
Subho Kanti Roy Chowdhury  
Advocate  
High Court Calcutta  
Reg. No. WB - 478/2000














DISTRICT SUB REGISTRAR  
SOUTH 24 PGS, ALIPORE  
16 FEB 2023

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

Name ..... ENAMUL HAQUE.....  
 Signature ..... Enamul Haque.....

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	left hand					
	right hand					












Name .....  
 Signature ..... Meheramma Bili.....

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	left hand					
	right hand					

Name .....  
 Signature ..... Mustannessa Bili.....














ಆಧಾರ್ ಕಾರ್ಯಾಲಯ  
16 FEB 2023

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

Name .....

Signature Emadul Haque

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

Name .....

Signature Musjidun Nessa Bibi












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

Name .....

Signature Elmadul Haque














~~DISTRICT SUB-REGISTRAR  
SOUTH 24 PGS. ALIPORE~~  
**16 FEB 2023**

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	left hand					
	right hand					












Name .....

Signature Nayeema Begum

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

Name .....

Signature Munia Nesa Biki


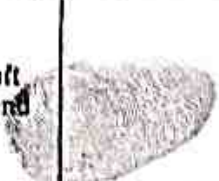









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	left hand					
	right hand					

Name FAIZ AHMED KHAN

Signature Faiz Ahmed Khan














DISTRICT SUB-REGISTRAR II  
SUJIM 241, ALMORA  
**16 FEB 2023**

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

Name ..... WASIM AHMED .....

Signature ..... [Signature] .....

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

Name ..... FARHAN AHMED .....

Signature ..... [Signature] .....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PWS, WEST BENGAL  
16 FEB 2023



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ডাকনামের আই ডি / Enrollment No.: 2017/25089/08892

To

অপূর্ব হালদার

Apurba Halder

S/O: Anil Krishna Halder

GOURANGANAGAR NATUN PALLY

GHUNI

Aswini Nagar

Aswini Nagar

Deshbandhunagar North 24 Parganas

West Bengal 700159

9051237944



MA373987044FT

23/02/2016

337398704



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4830 0387 5185**

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



অপূর্ব হালদার

Apurba Halder

জন্মতারিখ / DOB : 18/06/1986

পুরুষ / Male



**4830 0387 5185**

আমার আধার, আমার পরিচয়

*Apurba Halder*

### Major Information of the Deed

Deed No :	I-1603-02341/2023	Date of Registration	16/02/2023
Query No / Year	1603-8000425428/2023	Office where deed is registered	
Query Date	16/02/2023 2:45:50 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BAPI PAUL 27 K B SARANI, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700079, Mobile No. : 9836380754, Status : Solicitor firm		
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. 21,93,04,671/-		
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]:- 160302324/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :









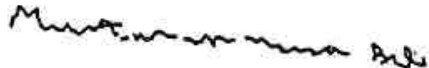
District: South 24-Parganas, P.S:- Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Judges Court Road, Road Zone : (Hastings House -- Alipore Road (Premises nos. 4 to 20E)) , , Premises No: 30A, , Ward No: 074  
Pin Code : 700027



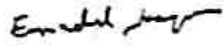


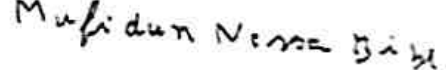


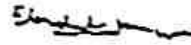
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	19 Katha 8 Chatak 34 Sq Ft	1/-	21,85,62,171/-	Property is on Road Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>				<b>32.2529Dec</b>	<b>1 /-</b>	<b>2185,62,171 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2750 Sq Ft.	1/-	7,42,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 2750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>2750 sq ft</b>	<b>1 /-</b>	<b>7,42,500 /-</b>	

## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>ENAMUL HAQUE</b> Son of Late SHAMSUDDOHA ENAYET HAQUE ALIAS S ENAYET HAQUE Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office	 16/02/2023	 LTI 16/02/2023	  16/02/2023
30A, JUDGES COURT ROAD, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Muslim, Occupation: Retired Person, Citizen of: India, PAN No.:: AAxxxxxx6E, Aadhaar No: 74xxxxxxxx7635, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office				
2	<b>Name</b> <b>MEHERUNNESSA BIBI</b> Daughter of Late SHAMUDDOHA ENAYET HAQUE Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office	 16/02/2023	 LTI 16/02/2023	  16/02/2023
30A, JUDGES COURT ROAD, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South24-Parganas, West Bengal, India, PIN:- 700027 Sex: Female, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.:: AGxxxxxx8N, Aadhaar No: 46xxxxxxxx8697, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office				
3	<b>Name</b> <b>MUSTARUNNESSA BIBI</b> Daughter of Late ENAYET HAQUE Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office	 16/02/2023	 LTI 16/02/2023	  16/02/2023
30A, JUDGES COURT ROAD, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South24-Parganas, West Bengal, India, PIN:- 700027 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: DPxxxxxx6N, Aadhaar No: 76xxxxxxxx2038, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	<b>EMADUL HAQUE</b> Son of Late SEKH ENAYET HAQUE ALIAS SK ENAYET HAQUE Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office			
	16/02/2023	LTI 16/02/2023	16/02/2023	
	30A, JUDGES COURT ROAD, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Muslim, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx1P, Aadhaar No: 81xxxxxxxx8744, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	<b>MUFIDUN NESSA BIBI</b> Daughter of Late SAMSUDDOHA ENAYET HAQUE ALIAS S ENAYET HAQUE Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office			
	16/02/2023	LTI 16/02/2023	16/02/2023	
	30A, JUDGES COURT ROAD, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South24-Parganas, West Bengal, India, PIN:- 700027 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: CCxxxxxx7D, Aadhaar No: 94xxxxxxxx1075, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office			
6	Name	Photo	Finger Print	Signature
	<b>EBADUL HAQUE</b> Son of Late SHAMSUDDOHA ENAYET HAQUE Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office			
	16/02/2023	LTI 16/02/2023	16/02/2023	
	30A, JUDGES COURT ROAD, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Muslim, Occupation: Retired Person, Citizen of: India, PAN No.:: AHxxxxxx6J, Aadhaar No: 29xxxxxxxx7446, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office			

7

Name	Photo	Finger Print	Signature
<b>NAYEEMA BEGUM</b> Daughter of Late ENAYAT HAQUE Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office			
16/02/2023	LTI 16/02/2023	16/02/2023	

7D, TILJALA PLACE, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South24-Parganas, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: EPxxxxxx6Q, Aadhaar No: 21xxxxxxxx0640, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office



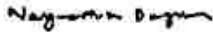



8

Name	Photo	Finger Print	Signature
<b>MUNIRUNNESSA BIBI, (Alias: MUIRUN NESSA BIBI)</b> Daughter of Late ENAYET HAQUE ALIAS SHAMSUDDOHA ENAYET HAQUE Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office			
16/02/2023	LTI 16/02/2023	16/02/2023	

3/H/1, JHAWTALA LANE, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South24-Parganas, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: BVxxxxxx0M, Aadhaar No: 99xxxxxxxx9049, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office

#### Attorney Details :




























Sl No	Name,Address,Photo,Finger print and Signature
1	<b>LLL REAL ESTATES LLP</b> 289D, DARGA ROAD, PARK CIRCUS, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

7	Name	Photo	Finger Print	Signature
	<b>NAYEEMA BEGUM</b> Daughter of Late ENAYAT HAQUE Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office	 16/02/2023	 LTI 16/02/2023	 16/02/2023
7D, TILJALA PLACE, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South24-Parganas, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: EPxxxxxx6Q, Aadhaar No: 21xxxxxxxx0640, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office				
8	Name	Photo	Finger Print	Signature
	<b>MUNIRUNNESSA BIBI, (Alias: MUIRUN NESSA BIBI)</b> Daughter of Late ENAYET HAQUE ALIAS SHAMSUDDOHA ENAYET HAQUE Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office	 16/02/2023	 LTI 16/02/2023	 16/02/2023
3/H/1, JHAWTALA LANE, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South24-Parganas, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: BVxxxxxx0M, Aadhaar No: 99xxxxxxxx9049, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office				




**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>LLL REAL ESTATES LLP</b> 289D, DARGA ROAD, PARK CIRCUS, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>FAIZ AHMED KHAN</b>                      (Presentant)                      Son of JAVED AHMED KHAN                      Date of Execution -                      16/02/2023, , Admitted by:                      Self, Date of Admission:                      16/02/2023, Place of                      Admission of Execution: Office                 </td> <td>                       Feb 16 2023 3:44PM                 </td> <td>                       LTI                      16/02/2023                 </td> <td>                       16/02/2023                 </td> </tr> </tbody> </table> <p>2, GOLAM JILANI KHAN ROAD, City:- Kolkata, P.O:- KASBA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: Alxxxxxx0P, Aadhaar No: 71xxxxxxxx8772 Status : Representative, Representative of : LLL REAL ESTATES LLP (as PARTNER)</p>	Name	Photo	Finger Print	Signature	<b>FAIZ AHMED KHAN</b> (Presentant) Son of JAVED AHMED KHAN Date of Execution - 16/02/2023, , Admitted by: Self, Date of Admission: 16/02/2023, Place of Admission of Execution: Office	 Feb 16 2023 3:44PM	 LTI 16/02/2023	 16/02/2023
Name	Photo	Finger Print	Signature						
<b>FAIZ AHMED KHAN</b> (Presentant) Son of JAVED AHMED KHAN Date of Execution - 16/02/2023, , Admitted by: Self, Date of Admission: 16/02/2023, Place of Admission of Execution: Office	 Feb 16 2023 3:44PM	 LTI 16/02/2023	 16/02/2023						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>WASIM AHMED</b>                      Son of SHAIKH MOHAMMAD SAYEED                      Date of Execution -                      16/02/2023, , Admitted by:                      Self, Date of Admission:                      16/02/2023, Place of                      Admission of Execution: Office                 </td> <td>                       Feb 16 2023 3:45PM                 </td> <td>                       LTI                      16/02/2023                 </td> <td>                       16/02/2023                 </td> </tr> </tbody> </table> <p>P283, DARGA ROAD, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx4P, Aadhaar No: 69xxxxxxxx0581 Status : Representative, Representative of : LLL REAL ESTATES LLP (as PARTNER)</p>	Name	Photo	Finger Print	Signature	<b>WASIM AHMED</b> Son of SHAIKH MOHAMMAD SAYEED Date of Execution - 16/02/2023, , Admitted by: Self, Date of Admission: 16/02/2023, Place of Admission of Execution: Office	 Feb 16 2023 3:45PM	 LTI 16/02/2023	 16/02/2023
Name	Photo	Finger Print	Signature						
<b>WASIM AHMED</b> Son of SHAIKH MOHAMMAD SAYEED Date of Execution - 16/02/2023, , Admitted by: Self, Date of Admission: 16/02/2023, Place of Admission of Execution: Office	 Feb 16 2023 3:45PM	 LTI 16/02/2023	 16/02/2023						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>FARHAN AHMED</b>                      Son of AMIR AHMED                      Date of Execution -                      16/02/2023, , Admitted by:                      Self, Date of Admission:                      16/02/2023, Place of                      Admission of Execution: Office                 </td> <td>                       Feb 16 2023 3:45PM                 </td> <td>                       LTI                      16/02/2023                 </td> <td>                       16/02/2023                 </td> </tr> </tbody> </table> <p>22/6, C. N. ROY ROAD, City:- Kolkata, P.O:- KASBA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx9C, Aadhaar No: 95xxxxxxxx0661 Status : Representative, Representative of : LLL REAL ESTATES LLP (as PARTNER)</p>	Name	Photo	Finger Print	Signature	<b>FARHAN AHMED</b> Son of AMIR AHMED Date of Execution - 16/02/2023, , Admitted by: Self, Date of Admission: 16/02/2023, Place of Admission of Execution: Office	 Feb 16 2023 3:45PM	 LTI 16/02/2023	 16/02/2023
Name	Photo	Finger Print	Signature						
<b>FARHAN AHMED</b> Son of AMIR AHMED Date of Execution - 16/02/2023, , Admitted by: Self, Date of Admission: 16/02/2023, Place of Admission of Execution: Office	 Feb 16 2023 3:45PM	 LTI 16/02/2023	 16/02/2023						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>APURBA HALDER</b> Son of Late ANIL KRISHNA HALDER GOURANGA NAGAR, City:- Kolkata, P.O:- GOURANGA NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159			

	16/02/2023	16/02/2023	16/02/2023
Identifier Of ENAMUL HAQUE, MEHERUNNESSA BIBI, MUSTARUNNESSA BIBI, EMADUL HAQUE, MUFIDUN NESSA BIBI, EBADUL HAQUE, NAYEEMA BEGUM, MUNIRUNNESSA BIBI, FAIZ AHMED KHAN, WASIM AHMED FARHAN AHMED			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	ENAMUL HAQUE	LLL REAL ESTATES LLP-4.03161 Dec
2	MEHERUNNESSA BIBI	LLL REAL ESTATES LLP-4.03161 Dec
3	MUSTARUNNESSA BIBI	LLL REAL ESTATES LLP-4.03161 Dec
4	EMADUL HAQUE	LLL REAL ESTATES LLP-4.03161 Dec
5	MUFIDUN NESSA BIBI	LLL REAL ESTATES LLP-4.03161 Dec
6	EBADUL HAQUE	LLL REAL ESTATES LLP-4.03161 Dec
7	NAYEEMA BEGUM	LLL REAL ESTATES LLP-4.03161 Dec
8	MUNIRUNNESSA BIBI	LLL REAL ESTATES LLP-4.03161 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	ENAMUL HAQUE	LLL REAL ESTATES LLP-343.75000000 Sq Ft
2	MEHERUNNESSA BIBI	LLL REAL ESTATES LLP-343.75000000 Sq Ft
3	MUSTARUNNESSA BIBI	LLL REAL ESTATES LLP-343.75000000 Sq Ft
4	EMADUL HAQUE	LLL REAL ESTATES LLP-343.75000000 Sq Ft
5	MUFIDUN NESSA BIBI	LLL REAL ESTATES LLP-343.75000000 Sq Ft
6	EBADUL HAQUE	LLL REAL ESTATES LLP-343.75000000 Sq Ft
7	NAYEEMA BEGUM	LLL REAL ESTATES LLP-343.75000000 Sq Ft
8	MUNIRUNNESSA BIBI	LLL REAL ESTATES LLP-343.75000000 Sq Ft

**On 16-02-2023**

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

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

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

Presented for registration at 15:22 hrs on 16-02-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by FAIZ AHMED KHAN ..

**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 21,93,04,671/-

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

Execution is admitted on 16/02/2023 by 1. ENAMUL HAQUE, Son of Late SHAMSUDDOHA ENAYET HAQUE ALIAS S ENAYET HAQUE, 30A, JUDGES COURT ROAD, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by Profession Retired Person, 2. MEHERUNNESSA BIBI, Daughter of Late SHAMUDDOHA ENAYET HAQUE, 30A, JUDGES COURT ROAD, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by Profession Service, 3. MUSTARUNNESSA BIBI, Daughter of Late ENAYET HAQUE, 30A, JUDGES COURT ROAD, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by Profession Others, 4. EMADUL HAQUE, Son of Late SEKH ENAYET HAQUE ALIAS SK ENAYET HAQUE, 30A, JUDGES COURT ROAD, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by Profession Retired Person, 5. MUFIDUN NESSA BIBI, Daughter of Late SAMSUDDOHA ENAYET HAQUE ALIAS S ENAYET HAQUE, 30A, JUDGES COURT ROAD, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL India, PIN - 700027, by caste Muslim, by Profession House wife, 6. EBADUL HAQUE, Son of Late SHAMSUDDOHA ENAYET HAQUE, 30A, JUDGES COURT ROAD, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by Profession Retired Person, 7. NAYEEMA BEGUM, Daughter of Late ENAYAT HAQUE, 7D, TILJALA PLACE, P.O: CIRCUS AVENUE, Thana: Karaya, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession House wife, 8. MUNIRUNNESSA BIBI, Alias MUIRUN NESSA BIBI, Daughter of Late ENAYET HAQUE ALIAS SHAMSUDDOHA ENAYET HAQUE, 3/H/1, JHAWTALA LANE, P.O: CIRCUS AVENUE, Thana: Karaya, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Others  
Indetified by APURBA HALDER, , , Son of Late ANIL KRISHNA HALDER, GOURANGA NAGAR, P.O: GOURANGA NAGAR, Thana: New Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Service

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

Execution is admitted on 16-02-2023 by FAIZ AHMED KHAN, PARTNER, LLL REAL ESTATES LLP (LLP), 289D, DARGA ROAD, PARK CIRCUS, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indetified by APURBA HALDER, , , Son of Late ANIL KRISHNA HALDER, GOURANGA NAGAR, P.O: GOURANGA NAGAR, Thana: New Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Service

Execution is admitted on 16-02-2023 by WASIM AHMED, PARTNER, LLL REAL ESTATES LLP (LLP), 289D, DARGA ROAD, PARK CIRCUS, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indetified by APURBA HALDER, , , Son of Late ANIL KRISHNA HALDER, GOURANGA NAGAR, P.O: GOURANGA NAGAR, Thana: New Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Service

Execution is admitted on 16-02-2023 by FARHAN AHMED, PARTNER, LLL REAL ESTATES LLP (LLP), 289D, DARGA ROAD, PARK CIRCUS, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indetified by APURBA HALDER, , , Son of Late ANIL KRISHNA HALDER, GOURANGA NAGAR, P.O: GOURANGA NAGAR, Thana: New Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Service

**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 3648, Amount: Rs.100.00/-, Date of Purchase: 03/02/2023, Vendor name: Subhankar Das



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 87130 to 87161

being No 160302341 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.02.24 13:04:57 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/02/24 01:04:57 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)