

S. 1704/23

I - 1653/23

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

Q-8001391878/23 AH 266369
 Certified that the document is admitted to
 registration. The signature sheets and the
 endroement sheets attached with
 document are the part of this document.

Adit
 District Sub-Registrar-V
 Alipore, South 24 Parganas

30 MAY 2023

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, M/S. ARSENAL
 HOTELS PVT. LTD. (PAN: AFSPR5575E) a Private Limited
 company registered under the Company Act 1956 having its
 registered office at 51, Mirza Ghalib Street Lane, Post Office -
 Park Street, Police Station - Park Street, Kolkata - 700016, duly
 represented by one of its Director SHABBIR RAHMAN
 (PAN: APJPS5405F), son of Late Md. Abdur Rahman, by
 faith - Islam, by occupation - Business, permanently residing at 21,

42908

30 MAY 2023

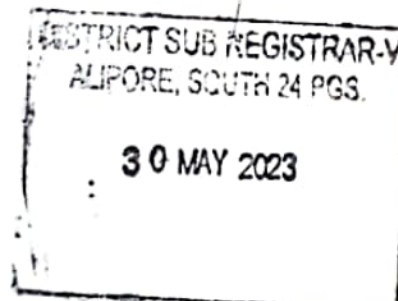
Sl. No. Date

Rs.

Name Aamir Parneet (Ahs)

Address Alipore Police Court, Kol-27

SMRITI BIKASH DAS
Govt. Licence Stamp Vendor
Alipore Police Court
Kol-27



Rasanta Ghosh
S/O Late M. N. Ghosh
Alipore Police Court

Kavi Md. Iqbal Road, P.S.- Ekbalpore Kolkata- 700023 and presently residing at 51, Mirza Ghalib Sreet, do hereby SEND GREETINGS:-

WHEREAS We are the owners and absolutely seized and possessed of and/or otherwise We are sufficiently entitled to ALL THAT piece or parcel of Bastu land containing by estimation an area of 1 (one) Bigha 4 (Four) Cottahs 4 (four) Chittaks 33 (Thirty three) Square feet more or less together with structures measuring about 1625.139 sq.mtrs (40.0881) decimals more or less situate lying at Premises No. 21, Kavi Md. Iqbal Road, P.S.- Ekbalpore, Kolkata- 700023 for the sake of brevity hereinafter called and referred to as the 'said Property', which is morefully described in the First Schedule hereunder written.

AND WHEREAS We have mutated our name in the record of the Kolkata Municipal Corporation and paying taxes regularly since then.

AND WHEREAS We, being the owners of the said property situated at Premises No. 21, Kavi Md. Iqbal Road, P.S.- Ekbalpore, Kolkata- 700023, have decided to construct a new multi storied building upon the said Property by demolishing the existing structures standing thereon of the aforesaid premises morefully described in the First Schedule hereunder written.

AND WHEREAS by the strength of a Registered Development Agreement dated 30/5/2023 registered before the office of DSR Y at Alipore being Deed No. 1652 of 2023, We have appointed M/s. AL-AM PROJECT DEVELOPERS LLP (PAN NO:- ACBFA9189K) a Partnership firm under the Limited Liability Partnership Act 2008 having its registered office at 10, Mansatala Row, Post Office - Khidderpore, Police Station - Watgunge, Kolkata- 700 023, represented by its Partner 1. MOHAMMED AZAD alias MD. AZAD (PAN: AEVPA7154C), 2. MOHAMMED MOINUDDIN alias MD. MOINUDDIN (PAN AKWPM4529N) both sons of Late Md. Abdul Rashid, both by faith-Islam, by occupation- Business, residing at 76, Dr Sudhir Basu Road, Police Station - Ekbalpore for developing the abovementioned said Property by raising a new Multistoried building thereupon.

AND WHEREAS at present we are unable to look after/ maintain our said property therefore We do hereby nominate, constitute and appoint M/s. AL-AM PROJECT DEVELOPERS LLP (PAN NO:- ACBFA9189K) a Partnership firm under the Limited Liability Partnership Act 2008 represented by its Partners 1. MOHAMMED AZAD alias MD. AZAD (PAN: AEVPA7154C), 2. MOHAMMED

MOINUDDIN alias MD. MOINUDDIN (PAN AKWPM4529N) both sons of Late Md. Abdul Rashid, both by faith-Islam, by occupation-Business, residing at 76, Dr Sudhir Basu Road, Police Station - Ekbalpore as true and lawful ATTORNEY to do the following acts, deeds and things on our behalf in respect of our schedule below said property:-

1. To look after and manage the property on behalf of the OWNER.
2. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices and in any other Office of Government, in the Office of The Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, Panchayat or any other office or Local Authority on behalf of us and for such purpose our said Attorney may accept service of any summons or any notice issued by any authority, shall be received by our said Lawful Attorney.
3. To sign and verify and plaint, written statements, petition of claim and objection, memorandum of Appeal and petition and

application of all kinds and to file these relating to the aforesaid property as mentioned in the First Schedule hereunder written in any such Court or Office.

4. To appoint, engage on our behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever our said Attorney shall think proper to do so and to discharge and/or terminate his / her appointments.
5. To cause mutation of our said Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on our behalf.
6. To demarcate or delineate our said property that be necessary for the said purpose by virtue of a Deed of Boundary Declaration or any other Declaration or Deed of Rectification to be registered

before the concerned registering authority and/or to sewer any affidavit related thereto.

7. To deposit the revenue for our said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the said Property.
8. To sign all the plans to be submitted before the concerned authority/authorities for the sanction of the building plan, revised building Plan, addition and/or alteration Plan and/or modified Plan and/or completion Building Plan for our said property and sign all the papers related thereto and to sign the same on our behalf the addition and/or alteration and/or modified or revised Plan and submit the same before The Kolkata Municipal Corporation for sanction and then to get delivery the same along with the Completion Certificate and also Completion Plan of the building on our behalf from The Kolkata Municipal Corporation and execute any affidavit related thereto and also sign, execute and register any Deed of Declaration to be required for the same related to our said property.

9. To sign drainage and sewerage Plan of the property and submit the same before the Kolkata Municipal Corporation in respect of the said Property and to sign all other papers related thereto.
10. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Property as mentioned in the First Schedule below and also to sign all the papers related thereto.
11. To look after and to control all the affairs for the development of the said Property and construction of a new Multi-storied building which is being erected as per sanction building Plan to be sanctioned by The Kolkata Municipal Corporation or other approval of the Government Authority at the cost of the DEVELOPER and the DEVELOPER shall sign and execute on behalf of the OWNER all the Declaration Deed or any other Declaration as mentioned in the First Schedule below related thereto and register the such document as per requirement for the interest of the proposed project.
12. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, may be required

for necessary sanction, modification, revised and/or addition and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities after signing from the landowner.

13. To appear and represent us on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal Police, necessary Departments of Government of West Bengal, in connection with the modification and/or addition and/or alteration of Development plans for the above mentioned said Property and also for the interest of the proposed project.
14. To pay fees for obtaining the addition, alteration, modification and/or revised plan and such other orders and permissions from the necessary authorities on behalf of us as required for sanction, modification, addition and/or alteration of the Development Plan and also to submit and take delivery of title, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as our Attorney shall think fit and proper.

15. To receive the excess amount of fees, if any, paid for the purpose of modification addition, alteration, revised and/or completion building plan to be sanctioned from the authority or authorities.
16. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper.
17. To apply for obtaining electricity gas, water sewerage, drainage, telephone or other connections or obtaining electric meter or any other utility to the said property and/or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans related thereto on behalf of us and submit the same before the concerned authority/ authorities for such connection of electric, drainage and sewerage, water, telephone, gas, connection etc. and to execute and sign all paper plan for sanction drainage and sewerage connection of the said Property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on our behalf.

18. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid.
19. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
20. To appear and represent us before all authorities for fixation and/or finalization of the 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.
21. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum against the DEVELOPER'S ALLOCATION as mentioned in the Fifth Schedule of the said registered Development Agreement and Second Schedule hereunder written and the DEVELOPER shall do all the acts in the Premises and the DEVELOPER shall get the DEVELOPER'S ALLOCATION as within mentioned.

22. To collect advance or part payment or full consideration money from the intending purchaser / purchasers of the DEVELOPER'S ALLOCATION as mentioned in the Fifth Schedule of the said registered Development Agreement and Second Schedule hereunder written along with the proportionate share of land and grant receipt in favour of the interested persons/persons who are interested to take possession of the flat/ flats etc. in lieu of satisfactory consideration.
23. To advertise in different news papers and display, hoarding in different places, and also to engage agency or agencies for giving possession of the Developer's Allocation along with the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the Developer's Allocation as mentioned in the said registered Development Agreement to any Third Party or parties at any consideration price to be fixed up only by the DEVELOPER.
24. To negotiate with intending person / persons who desire to take possession in lieu of proper consideration for the flats/Car Parking Space including proportionate land share of the said

DEVELOPER'S ALLOCATION along with the proportionate share of land at our said Property or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per the said registered Development Agreement.

25. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
26. To receive part or full consideration sum against the Developer's Allocation as mentioned in the said registered Development Agreement from the intending purchasers and acknowledges the receipt of the same.
27. To appear and represent us before any Notary Public, office of the Additional District Sub-Registrar, Sealdah, District Sub-Registrar offices at Alipore, Addl. Registrar of Assurance/s at Kolkata, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to execute and register any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed

of Declaration or Rectification, Deed of Amalgamation, Deed of Boundary Declaration and or any kind of instrument writing executed and signed by the said Attorney in any manner concerning the said property as per the said registered Development Agreement in connection with the DEVELOPER'S ALLOCATION only and present the same before the Registrar for registration.

28. To take necessary steps for registration of the Developer's Allocation as mentioned in the said registered Development Agreement or any part along with the proportionate share of land by the Developer i.e. the Attorney herein.
29. To convey, prosecute, enforce, defend answer and oppose all actions and/or other legal proceedings regarding the said Property or any part thereof.
30. To file and defend suits, cases, appeals and applications of whatsoever in nature for and on our behalf or to be institute preferred by or any person or persons in respect of the said property.

31. To compromise suits, appeals or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof in respect of the said Property.
32. To sign, declare and/or affirm any complaints, Written Statements, Petitions, Affidavits, Verifications, Vakalatnamas, Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
33. To deposit and withdraw fee, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof relating to the said Property.
34. The Attorney i.e. the DEVELOPER shall do all other acts on behalf of us in respect of the said property by virtue of this Power of Attorney.
35. To get maximum sanction area from The Kolkata Municipal Corporation the DEVELOPER will take all the necessary steps and such sanction of modification or alteration is required shall be done at DEVELOPER'S cost.

36. To complete the construction of the building within 60 (Sixty) months from the date of sanction of the building plan. The time may be extended upon mutual consent. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if such construction work is hampered the such delay may be mutually extended.
37. Not to violate or contravene any of the provisions or rules applicable for construction of the said Property.
38. Not to do any act, deed or thing from the part of the OWNER whereby the DEVELOPER is prevented from enjoying, selling, assigning and/or disposing of any of the DEVELOPER'S ALLOCATION in the said Property.
39. Completion time of the project shall be 60 (Sixty) months from the date of sanction of the building plan and the grace period may be extended upon mutual consent.
40. All expenses for the project including sanction building plan, soil test, supervision for construction of the proposed building and also Completion Certificate of the building shall be paid by the DEVELOPER. The OWNER shall have to clear up and pay all the

outstanding taxes and liabilities of K.M.C. including the effect of G.R., if any in respect of the said property up to the date of execution and registration of the said Development Agreement and collect necessary Tax Clearance Certificate and Assessment Roll from the authority concerned. The OWNER shall have to pay the K.M.C. taxes after getting possession of the Owner's allocation in the said building. The DEVELOPER shall pay the taxes for the period of construction of the building and thereafter the maintenance and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending purchaser/ purchasers.

41. The original papers and documents shall be in custody of the owners only. The Developer / Attorney shall either take the Photostat copies or can obtain certified copies of the Deeds from the Registry Office. In the event if the statutory authorities demands to inspect original papers and documents then upon the request of the Developer / Attorney, the owner shall accompany and produce the original documents and then take back the same.

42. The OWNER hereby undertakes that the Developer / Attorney shall be entitled to the entire proposed construction i.e. 45% excluding the Owner's Allocation and shall enjoy its Allocation without interference or disturbances from the Owner's end, provided the Developer / Attorney shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down in the said Development Agreement dated 30/5/2023.
43. The OWNER are executing and registering a Development Power of Attorney by these presents in favour of the DEVELOPER to complete the project and also register all the Deeds including Agreement for Sale and Conveyance Deeds in respect of Developer's Allocation in favour of the intending purchaser / purchasers and the DEVELOPER shall also execute and register the Deed of Conveyance in favour of the intending purchaser / purchasers on the DEVELOPER'S ALLOCATION and the OWNER shall join in the same when they shall be called for, if required.

That the parties herein have amicably decided that Mr. Aamir Parwez, Advocate shall conduct all the documentary drafting and shall be the Advocate on record to execute the sale deeds in future after receiving his proper remuneration of 1% from the intending purchaser excluding all other official expenses as demanded by him in future in respect of the Developer allocation of 45% in respect of the said Property and Mr. Nasir Quasimuddin, Advocate shall conduct all documentary drafting and to execute Sale Deeds of Owners Allocation of remaining 55% in respect of the said Property.

AND GENERALLY to do, execute and perform any other acts, deeds, matters and things that would be necessary from time to time and for which no explicit Power is hereby given.

We, agree to ratify and confirm all and whatsoever acts, deeds, lawfully done by my attorney by virtue of these presents.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Bastu land containing by estimation an area of 1 (one) Bigha 4 (Four) Cottahs 4 (four) Chittaks 33 (Thirty three) Square feet more or less together with structures measuring about 1625.139 sq.mtrs (40.0881) decimals more or less situate lying at Premises

No. 21, Kavi Md. Iqbal Road, P.S.- Ekbalpore, Kolkata- 700023 within Kolkata Municipal Corporation under Ward No.77 and the said property is butted and bounded by :-

- ON THE NORTH : By Premises No.24 and 25 Ekbalpur Road.
 ON THE SOUTH : By Ekbalpur Road.
 ON THE EAST : By Premises No.22Ekbalpur Road.
 ON THE WEST : By Premises No.17 and 18 Ekbalpur Road.

SECOND SCHEDULE ABOVE REFERRED TO

Developer's Allocation shall mean and include the rest and remaining 45% of the F.A.R. or constructed area in the building from Ground floor to Top floor of the sanctioned constructed new building at the said premises in absolute ownership together with 45% F.A.R. of the Additional floor or floors to be constructed above the new building together with proportionate right in the land proportionate to be 45% allocation of the Developer together with common right in common portion and amenities provided at the said premises or available therein except the terrace and ultimate roof and provide Service area as per sanctioned Plan together with 45% of the car parking space available at the said premises against the total investment towards cost of the construction of the new building at the said premises made by the Developer.

IN WITNESS WHEREOF We, have hereto set and subscribed our
respective hands and seal on this 30th day of May, 2023.

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of:

WITNESSES:

1. Parbanta Ghosh
Alipore Police Court
KOL-27

SIGNATURE OF THE EXECUTANTS

2. Nirmal Sen
Alipore Police Court
KOL-27

We accept the Power -

MD. Arif

MD. MOINUDDIN

SIGNATURE OF THE ATTORNEY

Drafted by me :

Aamir Parooz
F/1372/1398/21

Advocate

Alipore Police Court
Kolkata - 700027.



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Left hand					
Right hand					

Name SHA BBIR RAHMAN

Signature Shabbir Rahman



	Thumb.	1 st finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name MOHAMMED AZAD

Signature Md. Azad



	Thumb.	1 st finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name MOHAMMED MOINUDDIN

Signature Md. Moynuddin

	Thumb.	1 st finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name _____

Signature _____

Major Information of the Deed

Deed No :	I-1630-01653/2023	Date of Registration	30/05/2023
Query No / Year	1630-8001391878/2023	Office where deed is registered	
Query Date	30/05/2023 4:52:26 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Prasanta Ghosh Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9007770512, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 3,40,72,688/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163001652/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Ekbalpore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: KAVI MAHAMMAD IQBAL ROAD, , Premises No: 21, , Ward No: 077 Pin Code : 700023

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Bigha 4 Katha 4 Chatak 33 Sq Ft	1/-	2,31,51,120/-	Property is on Road , Project Name :
Grand Total :					40.0881Dec	1 /-	231,51,120 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	17493 Sq Ft.	1/-	1,09,21,568/-	Structure Type: Structure
Gr. Floor, Area of floor : 8746.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 8746.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		17493 sq ft	1 /-	109,21,568 /-	

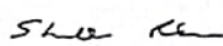
Principal Details :

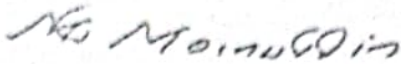
Sl No	Name,Address,Photo,Finger print and Signature
1	MS ARSENAL HOTELS PRIVATE LIMITED 51, MIRZA GHALIB STREET,, City:- Not Specified, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AFxxxxxx5E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

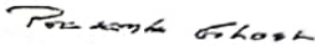
Sl No	Name,Address,Photo,Finger print and Signature
1	MS AL AM PROJECT DEVELOPERS LLP 10, Manasatala Row, City:- Not Specified, P.O:- Khidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 , PAN No.:: ACxxxxxx9K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SHABBIR RAHMAN Son of Late ABDUR RAHMAN Date of Execution - 30/05/2023, , Admitted by: Self, Date of Admission: 30/05/2023, Place of Admission of Execution: Office	Photo  May 30 2023 5:10PM	Finger Print  LTI 30/05/2023	Signature  30/05/2023
51, MIRZA GHALIB STREET, City:- Not Specified, P.O:- PARK STREET, P.S:-Park Street, District:- Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx5F, Aadhaar No: 33xxxxxxxx9451 Status : Representative, Representative of : MS ARSENAL HOTELS PRIVATE LIMITED (as DIRECTOR)				
2	Name MOHAMMED AZAD, (Alias Name: MD AZAD) Son of Late ABDUL RASHID Date of Execution - 30/05/2023, , Admitted by: Self, Date of Admission: 30/05/2023, Place of Admission of Execution: Office	Photo  May 30 2023 5:11PM	Finger Print  LTI 30/05/2023	Signature  30/05/2023
76, DR. SUDHIR BASU ROAD,, City:- Not Specified, P.O:- KHIDDERPORE, P.S:-Ekbalpore, District:- South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx4C, Aadhaar No: 67xxxxxxxx2163 Status : Representative, Representative of : MS AL AM PROJECT DEVELOPERS LLP (as PARTNER)				

Name	Photo	Finger Print	Signature
MOHAMMED MOINUDDIN, (Alias Name: MD MOINUDDIN) (Presentant) Son of Late Abdul Rashid Date of Execution - 30/05/2023, , Admitted by: Self, Date of Admission: 30/05/2023, Place of Admission of Execution: Office			
May 30 2023 5:12PM	LTI 30/05/2023	30/05/2023	
76, DR. SUDHIR BASU ROAD, City:- Not Specified, P.O:- KHIDDERPORE, P.S:-Ekbalpore, District:- South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx9N, Aadhaar No: 82xxxxxxxxx5639 Status : Representative, Representative of : MS AL AM PROJECT DEVELOPERS LLP (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prasanta Ghosh Son of Late M N Ghosh Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	30/05/2023	30/05/2023	30/05/2023
Identifier Of Mr SHABBIR RAHMAN, MOHAMMED AZAD, MOHAMMED MOINUDDIN			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MS ARSENAL HOTELS PRIVATE LIMITED	MS AL AM PROJECT DEVELOPERS LLP-40.0881 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	MS ARSENAL HOTELS PRIVATE LIMITED	MS AL AM PROJECT DEVELOPERS LLP-17493.00000000 Sq Ft

Endorsement For Deed Number : I - 163001653 / 2023

On 30-05-2023

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 17:07 hrs on 30-05-2023, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by MOHAMMED MOINUDDIN Alias MD MOINUDDIN.

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 3,40,72,688/-

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

Execution is admitted on 30-05-2023 by Mr SHABBIR RAHMAN, DIRECTOR, MS ARSENAL HOTELS PRIVATE LIMITED, 51, MIRZA GHALIB STREET,, City:- Not Specified, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Mr Prasanta Ghosh, , Son of Late M N Ghosh, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 30-05-2023 by MOHAMMED AZAD, , MD AZAD PARTNER, MS AL AM PROJECT DEVELOPERS LLP, 10, Manasatala Row, City:- Not Specified, P.O:- Khidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Identified by Mr Prasanta Ghosh, , Son of Late M N Ghosh, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 30-05-2023 by MOHAMMED MOINUDDIN, , MD MOINUDDIN PARTNER, MS AL AM PROJECT DEVELOPERS LLP, 10, Manasatala Row, City:- Not Specified, P.O:- Khidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Identified by Mr Prasanta Ghosh, , Son of Late M N Ghosh, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 42908, Amount: Rs.50.00/-, Date of Purchase: 30/05/2023, Vendor name: Smriti Bikash Das



Jaideb Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Government of West Bengal

Office of the D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16308001391878/2023	Serial No/Year	1630001704/2023
Transaction id	0001447908	Date of Receipt	30/05/2023 5:15PM
Deed No / Year	I - 163001653 / 2023		
Presentant Name	MOHAMMED MOINUDDIN		
Principal	MS ARSENAL HOTELS PRIVATE LIMITED		
Attorney	MS AL AM PROJECT DEVELOPERS LLP		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction			
Total Setforth Value	Rs. 2/-	Market Value	Rs. 3,40,72,688/-
Stamp Duty Paid	Rs. 50/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 39/-	Fees Articles	E, H, M(b)
Standard User Charge	345/-	Requisition Form Fee	50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163001652/2023		

Stamp Duty Paid (Break up as below)

By Stamp

Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Smriti Bikash Das	42908	30/05/2023	50/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	39/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	345/-
Requisition Form Fee	50/-

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 46415 to 46442
being No 163001653 for the year 2023.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2023.05.30 17:36:00 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 2023/05/30 05:36:00 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)