

04295/25

I- 4309/25

1



पश्चिम बंगाल WEST BENGAL

AU 167807

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with document are the part of this document.

District Sub-Registrar-V
Alipore, South 24 Parganas

02 JUN 2025

DEVELOPMENT POWER OF ATTORNEY

(After Registration of Development Agreement)

TO ALL TO WHOM THESE PRESENTS SHALL COME I, **MRS. JESMINARA KHATUN** (Income Tax PAN-AFDPI5238Q and Aadhaar No.-7901 1990 8320), wife of Mr. Maidul Islam and the daughter of Imam Ali Molla, by faith- Islam, by Occupation- Business, by Nationality- Indian, residing at Mayfair Palms Apartment, Block-A, Flat No.- A301, Vivekananda Avenue, Kolkata- 700145, P.S. – Sonarpur, P.O.-Malancha Mahinagar, District-South 24 Parganas, (Mobile No-8240282220), hereinafter called and referred to as the “**LANDOWNER /PRINCIPAL/ EXECUTANT**” (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, executors, successors, agents, administrators and assigns) **SEND GREETINGS:**

20440

16 JAN 2025

No..... ₹ 100/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

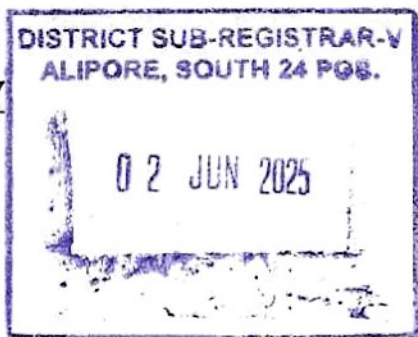
Alipore Police Court, KOI-27

SHEK ATUR RAHAMAN
Advocate
Alipore Judges Court
Kolkata-700 027



Identified by me-

(Shek Ataur Rahaman), Advocate
S/O - Late Sk Anisur Rahaman
34, Sodepur Brick Field Road
P.O.+P.S.- Haridevpur
Kolkata-700 082
Mob. No.- 93309 42717



WHEREAS by virtue of several Deeds of Conveyance and/or Deed of Gift, executed and registered on diverse date in the concerned offices , recorded in Book No.-I which are shown in a Chart herein below, such as –

Purchaser's/ Donee's Name	Regn. Office	Deed No.	Year	Volume No.	Page Nos.	R.S. & L.R. Dag Nos	Khatian Nos.	Total Area in Dag (Dec.)	Area of Purchased Land (In Decimal)
Jesminara Khatun (Purchaser)	A.D.S.R Baruip ur	03600	2022	1611-2022	97566- 97594	1013	R.S.-416, L.R.-516	20	4.881
							TOTAL (A) =	20	4.881
Jesminara Khatun (Purchaser)	A.D.S.R Baruip ur	03603	2022	1611-2022	97650- 97677	1012	R.S.-100, L.R.-741	15	5.859
							R.S.-100, L.R.-11		5.859
							TOTAL (B) =	15	11.718
Jesminara Khatun (Donee)	D.S.R- IV, South 24 Pargan as	10390 (Gift Deed)	2024	1604-2024	301866- 301891	1012	R.S.-100, L.R.-741	15	1.641
							R.S.-100, L.R.-11	15	1.641
							TOTAL (C) =	15	3.282
						1013	R.S.-416, L.R.-516	20	4.375
							TOTAL (D) =	20	4.375
							SUM TOTAL (A+B+C+D) =	35	24.256
									24.30 DEC.

the aforesaid **MRS. JESMINARA KHATUN** ,the Land Owner/Principal/Executant herein, has purchased **ALL THAT** piece and parcel of land measuring about **24.30 Decimal** more or less, in Part of **R.S. Dag Nos.1012 & 1013** under **R.S. Khatian No. 100 and 416** corresponding to Part of **L.R. Dag Nos. 1012 & 1013** under **L.R. Khatian Nos. 516, 741, 11**, by Nature –Bastu & Shali, lying and situated at **Mouza-Mallickpur**, J.L. No.-10, Revenue Survey No. 124, Touzi No.250, Pargana- Medanmalla , District Sub-Registration Office at Alipore, Additional District Sub-Registration Office- Baruipur, Police Station - Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat**, Pin Code No. 700145, in the District of South 24 Parganas , more fully and particularly described in the **SCHEDULE** hereunder written which is free from all encumbrances, charges, liens, lispendense, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner.

AND WHEREAS since after purchase, the **Owner/Principal/Executant** herein , has been possessing, enjoying and exercising her rights, title, interest of the said project land peacefully without any interruption from any corner, by paying all rent and taxes before the competent authorities and has every right to transfer the same to anybody against valuable consideration.

AND WHEREAS thereafter the aforesaid **JESMINARA KHATUN**, the Land Owner herein, has mutated her name as the Owner in the records of B.L. & L.R.O- Baruipur, South 24 Parganas under **L.R. Khatian No. 6069** and the mutated area is **24.30 Decimal** more or less .

ANDWHEREAS thereafter the aforesaid **JESMINARA KHATUN**, the Land Owner/Principal/ herein, has become the lawful owner and possessed of **ALL THAT** piece and parcel of land measuring about **24.30 Decimal** more or less, in Part of **R.S. Dag Nos. 1012 & 1013 under R.S. Khatian No. 100, and 416 corresponding to Part of L.R. Dag Nos. 1012 & 1013 under L.R. Khatian No.6069**, by Nature – Bastu & Shali , lying and situated at **Mouza-Mallickpur**, J.L. No.-10, Revenue Survey No. 124 , Touzi No.250, Pargana- Medanmalla , District Sub-Registration Office at Alipore, Additional District Sub-Registration Office- Baruipur, Police Station - Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat**, Pin Code No. 700145, in the District of South 24 Parganas , more fully and particularly described in the **SCHEDULE** hereunder written which is free from all encumbrances, charges, liens, lispense, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner.

AND WHEREAS thereafter the aforesaid plots and part of the plots of land and /or project land, more fully and particularly described in the **SCHEDULE** herein below , have already been converted from 'Shali' to "Commercial Bastu" from the concerned authority.

AND WHEREAS the Owner/ Principal/Executant herein is holding the aforesaid land more fully described in the **Schedule** hereunder written and /or given which is free from all encumbrances and at present we are unable to look after the said property.

AND WHEREAS being desirous to develop the said plots of land into a Residential Cum Commercial Building(s) with various modern facilities jointly with the Developer, the Owner/ Principal/Executant has entered into a **Development Agreement** which is/was executed and registered on **02-06-2025**, with **"AURIK CONSTRUCTION"** (**Income Tax PAN-ADAPI6433Q**) a Proprietorship firm, having its registered office at Plot No -1014, Ground Floor, Village -Mallickpur, Ganima Road, Post Office-Mallickpur, Police Station-Baruipur, PinCode No.-700145, District-South 24 Parganas, duly represented by its Proprietor namely **MR.MAIDUL ISLAM** (**Income Tax PAN-ADAPI6433Q and Aadhaar No.-7154 1808 9383**), son of Late Nur Mohammad Molla, by faith- Islam, by Occupation- Business, by Nationality- Indian, residing at Mayfair Palms Apartment, Block-A, Flat No.- A301, Vivekananda Avenue, Kolkata- 700145, P.S.- Sonarpur, P.O.-Malancha Mahinagar, District-South 24 Parganas (Mobile No-**97480 54026**), hereinafter called and referred to as the **"DEVELOPER"** therein and herein ,

under some terms and conditions laid down in the aforesaid Development Agreement .
The said **Development Agreement** was executed and registered on **02-06-2025** in the office of "**D.S.R-V, Alipore, South 24 Parganas**" and it was recorded in **Book No- I , Volume No-1630-2025, Page Nos. from..... to**, **being Deed No. 1630-04304 , for the Year 2025.**

AND WHEREAS due to various unavoidable problems and urgency of official works of **Owner/Principal/Executant** herein, I am not in a position to look after or to develop the above mentioned land, more fully and particularly described in the **Schedule** hereunder written for which I have decided to appoint, nominate and constitute a suitable person/persons/company/firm as my true, faithful and lawful constituted **ATTORNEY** to take legal steps and/or to look after and/or to develop the said property on behalf of me .

AND WHEREAS beside these it is not possible for the **Owner/Principal/Executant** to move to different authorities for obtaining relevant permissions, "**No Objections**" etc. in regard to the development of the said premises and/or plots of land into a Residential Cum Commercial Building Complex which is mentioned in the aforesaid **Development Agreement**, executed and registered on **02-06-2025**, in favour of the aforesaid Developer by name and style "**AURIK CONSTRUCTION**"(**Income Tax PAN-ADAPI6433Q**), a Proprietorship firm, having its registered office at Plot No -1014, Ground Floor, Village -Mallickpur, Ganima Road, Post Office-Mallickpur, Police Station-Baruipur, Pin Code No.- 700145, District-South 24 Parganas, duly represented by its sole Proprietor namely **MR. MAIDUL ISLAM (Income Tax PAN-ADAPI6433Q and Aadhaar No.-7154 1808 9383)**, son of Late Nur Mohammad Molla, by faith- Islam, by Occupation- Business, by Nationality- Indian, residing at Mayfair Palms Apartment, Block-A, Flat No.-A301, Vivekananda Avenue,, Kolkata- 700145, P.S.-Sonarpur, P.O.-Malancha Mahinagar, District-South 24 Parganas, (Mobile No-**97480 54026**).

NOW KNOW YE AND THESE PRESENTS WITNESSETH that I **MRS. JESMINARA KHATUN (Income Tax PAN-AFDPI5238Q and Aadhaar No.-7901 1990 8320)**, wife of Mr. Maidul Islam and the daughter of Imam Ali Molla, by faith- Islam, by Occupation- Business, by Nationality- Indian, residing at Mayfair Palms Apartment, Block-A, Flat No.- A301, Vivekananda Avenue, Kolkata- 700145, P.S. - Sonarpur, P.O.-Malancha Mahinagar, District-South 24 Parganas (**Mobile No-8240282220**), the **Owner/Principal/Executant**, has appointed, nominated and constituted "**AURIK CONSTRUCTION**"(**Income Tax PAN-ADAPI6433Q**) a Proprietorship firm, having its registered office at Plot No -1014, Ground Floor, Village -Mallickpur, Ganima Road, Post Office-Mallickpur, Police Station-Baruipur, Pin Code No.- 700145, District-South 24

Parganas, duly represented by its sole Proprietor namely **MR. MAIDUL ISLAM (Income Tax PAN-ADAPI6433Q and Aadhaar No.-7154 1808 9383)**, son of Late Nur Mohammad Molla, by faith- Islam, by Occupation- Business, by Nationality- Indian, residing at Mayfair Palms Apartment, Block-A, Flat No.- A301, Vivekananda Avenue, Kolkata- 700145, P.S.-Sonarpur, P.O.- Malancha Mahinagar, District-South 24 Parganas, (Mobile No-97480 54026), who is the **DEVELOPER** herein and therein in the aforesaid Development Agreement, executed and registered on **02-06-2025** as my true, faithful and lawful constituted **ATTORNEY** for such acts as stated herein below, in her place and instead, and without any contradiction do, perform for ourselves on my behalf and in my name all or any of the followings acts, deeds and things relating to or concerning with the development of the said Property / Premises/Plots of land.

1. To hold, defend, possess, manage, develop and maintain the said land/premises or part of it and to construct several buildings upon the plots of land/premises or part of it as per sanction plan approved by the Concerned Authorities (**Mallickpur Gram Panchayat, Panchayat Samity & Zilla Parishad of South 24 Parganas**) in terms of the said Development Agreement.
2. To erect boundary walls in and around of the said plots of Project Land..
3. To apply for and obtain sanction of the building plans time to time, if any or require, , from the Concerned Authorities(Mallickpur Gram Panchayat, Panchayat Samity & Zilla Parishad of South 24 Parganas)and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard. The Attorney can have such power to sign in the plan/plans which shall be submitted before the authority on behalf of the **Owner/Principal/Executant**.
4. To sign, execute and submit all applications, maps, plans specifications and to obtainsanctioned planfor the construction upon project land and/or sanction in respect of any new plan and/or any modification or alterations thereafter upon the building plans approved by theConcerned Authorities(Mallickpur Gram Panchayat, Panchayat Samity & Zilla Parishad of South 24 Parganas) and to sign and execute and submit any plan, papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
5. To pay fees to obtain sanction and other permission and/or consents from the Concernedauthorities as may be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the saidproject land/premises or part of it and also to sign other documents as may be required by the authorities from time to time.
6. To appoint Engineers, Architects and their agent or agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of fees and charges of

such Architects, Engineers and their agent or agents and/or sub-contractors, for and on behalf of the Principal.

7. To apply for connection of electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said project land/premises or part of it and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the attorney.
8. To apply for and obtain licenses and permissions that may be necessary or be required for the purpose of installation and running of lift, PCB certificate (if any), Fire license (if any), generator for auxiliary power supply or for the purpose of having the drain of the said project land/premises or part of it to be disconnected and/or connected to the drain and for all or any of the purposes above mentioned to sign and execute all necessary papers on behalf of the **Owner/Principal/Executant**.
9. To supervise and make construction of the buildings and/or structures according to the building plan, sanctioned by the Concerned Authorities (Mallickpur Gram Panchayat, Panchayat Samity & Zilla Parishad of South 24 Parganas) in respect of the said project land/premises or part of it as mentioned hereunder and to that effect to get signed, pursue and collect on behalf of the Principals all such or relevant applications, drawings, documents and any representations of whatsoever any manner or nature that is being sought to be done by the aforesaid department of the competent authority or by other and when necessary as and/or asked for.
10. To appear and represent the **Owner/Principal/Executant** before the Panchayat, Panchayat Samity, Zilla Parishad, B.L & L.R.O, S.D. L & L.R.O, ADM & LRO, Building Tribunal and other authorities concerned regarding mutation & conversion of the schedule land, if require, in future and to receive any notice or served upon the **Principal/Executant** in respect of the said project land/premises or part of it and to make representations, prefer appeals reviews and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on behalf of the **Principal/Executant** before the authorities concerned.
11. To appear and represent the **Principal/Executant** before the **Mallickpur Gram Panchayat, Panchayat Samity & Zilla Parishad of South 24 Parganas**, B.L & L.R.O, S.D. L & L.R.O, Fire Services Dept. of West Bengal, WBSEDCL in connection with the electricity and /or any other purposes in the said project land/premises or part of it and to sign and execute all the papers and documents wherever necessary.

12. To sign and execute all papers and documents for and on behalf of the **Principal/Executant** to mutate (if any) its name in respect of the said premises or part of it before the B.L & L.R.O, Govt. of West Bengal and other authority.
13. To sign and execute all papers and documents for and on behalf of the **Principal/Executant** regarding the ULC certificate, if require, in respect of the said project land/premises or part of it from the Government and/or concerned authority including Gram Panchayat.
14. To sign and execute all papers and documents for and on behalf of the **Principal/Executant** to obtain land ceiling clearance if any, from the Competent Authority.
15. To appear and represent the **Owner/Principal/Executant** before any Notary Public, Registrar of Assurances, District Registrar, Additional District Sub-Registrar or any other officers or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents, Sale Deeds and instruments executed and signed by the said Attorney in any manner concerning the **Developer's Allocation or Share** only of the project constructed at or upon the building/s to earn the revenue in terms of the aforesaid **Development Agreement**, executed and registered on **02-06-2025**, in respect the said premises and/or project land or any part thereof together with undivided share of land mentioned in the **Schedule** hereunder written and/or given in the project being "**GATEWAY**" and admit the execution thereof.
16. To enter into Agreement for Sale, Lease and/or to sign and execute any other Deeds, documents, Deed of Conveyance or Deed of Sale in respect of the **Developer's Allocation or Share** only of the project, constructed at or upon the building/s, to earn money and/or gain financially, in terms of the aforesaid **Development Agreement**, dated **02-06-2025** by and between the **Owner/Principal/Executant** and the **Developer** together with undivided proportionate share of the land of the said premises and/or project land mentioned in the **Schedule** hereunder written and/or given in the project being "**GATEWAY**" and to present the same for registration before the registering authority and admit the execution thereof.
17. To receive money or moneys whether in advance or booking from time to time or at a time from the intending Purchaser or Purchasers in respect of the **Developer's Allocation only** in terms of the aforesaid **Development Agreement**, dated **02-06-2025** and to grant proper receipt and discharge thereof.
18. To deliver khas and vacant possession of the **Developer's Allocation** after completion of the proposed new building(s) in terms of the aforesaid **Development Agreement**,

executed by and between the Principals and the Developer to the intending Purchasers/Transferee.

19. To charge by way of equitable mortgage in respect of the **Developer's Allocation only** in terms of the aforesaid Development Agreement, consisting of Unit/Floors/Flats/Car Parking Spaces/Commercial Space/Offices of the proposed Building(s), together with undivided proportionate share of land mentioned in the **Schedule** hereunder written and/or given in the project who wants to purchase the same from the Developer includes its transferee and to make the Principals free from all encumbrances and liabilities whatsoever.
20. To obtain bank finance and/or banking facilities in the form of project loan or construction loan/loans from the bank/banks in its own name and capability for the purpose of undertaking the Housing Project by creating the charge/mortgage of the premises and/or project land, however without creating any financial obligation and/or liability upon the Owners and without creating any charge or lien on the Allocation/Realizations/Share attributable to the Land Owners. Such Project Finance can be made secured against the stock of raw materials in the form of flat/unit/apartment/parking space/constructed space etc. (along with proportionate share of land upon which the new building/block will be built part by part as per sanction) for completion of construction of the project or the Receivables from the allottees to the extent pertaining to the Developer's Shares of the Receivables/Allocation without creating any charge or mortgage on the entire premises/project land rather it will be block/building wise. In this event, the shall not be held liable for any default committed by the Developer in repaying any such project loan/finance obtained by it and the Developer shall assure and indemnify the **Owner/Principal/Executant** against any claim arising out of such borrowings/loans. In case owing to any loan or finance obtained by the Developer, the **Owner/Principal/Executant** suffer any loss or damage due to any non repayment, or delay in repayment by the Developer or due to any other consequence of delay or default of the Developer in respect of obligations in respect of any such loan or liability whatsoever, the Developer shall indemnify and keep the **Owner/Principal/Executant** indemnified and saved harmless.
21. All the Charges/Lien created by the Bank and/or any Financial Institution in connection with the project land, mentioned in the Schedule herein below, for extending any financial facility to the Developer, would be limited only to the portion of land upon which the structure will be constructed part by part.
22. To sign and execute all the papers and documents for obtaining "**No Objection Certificate**" from KMDA, Fire Brigade, West Bengal Pollution Control Board and other

authorities (if required) in respect of the said premises and/or project land or part of it in the name of the **Owner/Principal/Executant**.

23. To sign execute and submit all declarations, statements, applications and affirm affidavits as may be necessary or required from time to time.
24. To commence, prosecute, enforce, defend, answer and oppose all actions and proceedings concerning in any way the said premises and/or project land or any part thereof including those relating to acquisition and/or requisition in which the **Owner/Principal/Executant** is now or may thereafter be interested or concerned in any action or proceedings as aforesaid before any Court of Civil or Criminal or Revenue.
25. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non suited or withdrawal the same concerning my said property or **Owner/Principal/Executant** will be the parties before Government offices or in any civil, criminal, revenue, revisional jurisdiction including special jurisdiction of the High Court, Article 226 of the constitution of India and to sign and verify all complaints, statements, accounts, notice and other judicial process, to execute any judgment and to appoint and engage any advocate at their cost and to sign and execute any Vakalatnama and to act and plead.
26. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
27. To sign affirm and verify complaint, petition, written statements, any other statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said premises and/or project land or any part thereof.
28. I, the proprietor of "**AURIK CONSTRUCTION**" would sign time to time "Agreement for Sale/s" and "Deed of Conveyance/s", or any other deeds and documents in the proposed Residential cum Commercial buildings to convey undivided share of the land for and on behalf of the Principal for the **Developer's Allocation** only.

AND GENERALLY to do all acts and things concerning the powers herein conferred in respect of the said premises and/or Project land which the **Owner/Principal/Executant** could have done lawfully under her own hands, if she presents personally and the **Owner/Principal/Executant** does hereby agree ratify and confirm all acts, deeds and things whatsoever and the said Attorney shall do and/or cause to do in accordance herewith.

SCHEDULE OF THE LAND ABOVE REFERRED TO

(Schedule of Project Land Under This Power)

ALL THAT piece and parcel of Shali and Bastu Commercial land measuring about **24.30 Decimal** more or less, in **Part of R.S. Dag Nos. 1012 & 1013 under R.S. Khatian No. 100 and 416 corresponding to Part of L.R. Dag Nos. 1012 & 1013 under L.R. Khatian No.6069**, by Nature-Bastu Commercial, lying and situated at **Mouza-Mallickpur**, J.L. No.-10, Revenue Survey No. 124, Touzi No.250, Pargana-Medanmalla, comprised in the following **R.S.&L.R Dag Nos and L.R. KhatianNos-**

R.S.& L.R. Dag Nos.	L.R. Khatian Nos.		Nature of Land	Total Area in Dag (In Dec.)	Purchased Area (In Dec.)	Mutated Area (In Dec.)	Own Area which is under this POA (In Dec.)	Set Forth Value (InRs.)
	R.S.	L.R						
1012	100	6069	Commercial Bastu	15	15.00	15.00	15.00	30,00,000
1013	416	6069	Commercial Bastu	20	9.256	9.30	9.30	20,00,000
			Total =	35	24.256	24.30	24.30	50,00,000/-

District Sub-Registration Office at Alipore, Additional District Sub-Registration Office-Baruipur, Police Station-Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat**, Pin Code No. 700145, in the District of South 24 Parganas, hereinafter called and referred to as the **SAID LAND/PROJECT LAND** which is butted and bounded as follows :

Butted and Bounded of RS & LR Dag No. 1012 :

ON THE NORTH : Part of R.S & L.R. Dag Nos. 1005 and 1010.

ON THE SOUTH : R.S & L.R. Dag No. 1013.

ON THE EAST : R.S & L.R. Dag No.1011.

ON THE WEST : R.S & L.R. Dag No.1004.

Note :Nearest Road : P.W.D Road. (Ganima Road).

Butted and Bounded of RS & LR Dag No. 1013 :

ON THE NORTH : R.S & L.R. Dag No. 1012.

ON THE SOUTH : Part of R.S & L.R. Dag Nos. 1014 and 1015.

ON THE EAST : R.S & L.R. Dag No.1011.

ON THE WEST : Part of R.S & L.R. Dag Nos. 1003 and 1004.

Note :Nearest Road : P.W.D Road. (Ganima Road).

IN WITNESS WHEREOF the parties, hereunder have executed these presents at Kolkata
on the 2nd day of June, 2025.

SIGNED AND DELIVERED

By the above named Owner/ Principal/ Executant
In the presence of:-

- 1) Shek Ataur Rahaman
34, Sodepur Brick Field Road
Kolkata - 700082
- 2) Fomil ali Lashar
Fomil pur Mallick pur
Kolkata - 700145

Jesminara Khatun

**SIGNATURE OF THE OWNER /
PRINCIPAL/EXECUTANT**

SIGNED, SEALED AND DELIVERED

By the above named Constituted Attorney
In the presence of:-

- 1) Shek Ataur Rahaman

AURIK CONSTRUCTION

Maidul Islam

Proprietor

- 2) Fomil ali Lashar

**SIGNATURE OF THE CONSTITUTED
ATTORNEY**

Drafted & Prepared by me



(Shek Ataur Rahaman)

Advocate

Alipore Judges' Court,

Kolkata-27

(Regn. No. -WB/382/2000)

Mob: 9330942717

DISTRICT- SOUTH 24 PARGANAS**OFFICE OF THE DISTRICT SUB- REGISTRAR - V , ALIPORE**

		Thumb	1st finger	Middle finger	Ring finger	Small finger
 Jesminara khatun	Left Hand					
	Right Hand					

Name:

MRS. JESMINARA KHATUN

Signature :-

Jesminara khatun

 Mr. Maidul Islam	Left Hand					
	Right Hand					

Name:

MR. MAIDUL ISLAM**AURIK CONSTRUCTION**Maidul Islam

Signature :-

Proprietor

PHOTO	Left Hand					
	Right Hand					

Name:

Signature :-

Major Information of the Deed

Deed No :	I-1630-04309/2025	Date of Registration	02/06/2025
Query No / Year	1630-8001529885/2025	Office where deed is registered	
Query Date	02/06/2025 1:33:02 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ataur Rahaman Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9330942717, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 50,00,000/-		Rs. 1,94,39,987/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163004304/2025		

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Mallikpur, Pin Code : 700145

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	RS-1012	RS-100	Commercial Use	Commercial Use	15 Dec	30,00,000/-	1,19,99,992/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-1013	RS-416	Commercial Use	Commercial Use	9.3 Dec	20,00,000/-	74,39,995/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			24.3Dec	50,00,000 /-	194,39,987 /-	
		Grand Total :			24.3Dec	50,00,000 /-	194,39,987 /-	

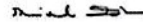
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs JESMINARA KHATUN Wife of Mr Maidul Islam Executed by: Self, Date of Execution: 02/06/2025 , Admitted by: Self, Date of Admission: 02/06/2025 ,Place : Office	 02/06/2025	 Captured LTI 02/06/2025	 02/06/2025
Mayfair Palms Apartment, Block-A, Flat No-A301, 132, Vivekananda Avenue, City:- Not Specified, P.O:- Malancha Mahinagar, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: AFxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/06/2025 , Admitted by: Self, Date of Admission: 02/06/2025 ,Place : Office				

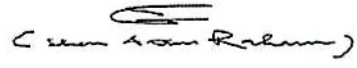
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	AURIK CONSTRUCTION Plot No-1014, Ground Floor, Ganima Road, Village:- Mallickpur, P.O:- Mallickpur, P.S:-Baruipur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700145 , PAN No.:: ADxxxxxx3Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr MAIDUL ISLAM (Presentant) Son of Mr Nur Mohammad Molla Date of Execution - 02/06/2025, , Admitted by: Self, Date of Admission: 02/06/2025, Place of Admission of Execution: Office	 Jun 2 2025 2:49PM	 Captured LTI 02/06/2025	 02/06/2025
Mayfair Palms Apartment, Block-A, Flat No. A301, 132, Vivekananda Avenue,, City:- Not Specified, P.O:- Malancha Mahinagar, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: ADxxxxxx3Q, Aadhaar No: 71xxxxxxxx9383 Status : Representative, Representative of : AURIK CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Sk. Ataur Rahaman Son of Late Sk Anisur Rahaman 34 , Sodepur Brick Field Road, City:- Kolkata, P.O:- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082		 Captured	
	02/06/2025	02/06/2025	02/06/2025
Identifier Of Mrs JESMINARA KHATUN, Mr MAIDUL ISLAM			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs JESMINARA KHATUN	AURIK CONSTRUCTION-15 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs JESMINARA KHATUN	AURIK CONSTRUCTION-9.3 Dec

Endorsement For Deed Number : I - 163004309 / 2025

On 02-06-2025

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

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

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

Presented for registration at 14:46 hrs on 02-06-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr MAIDUL ISLAM ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,94,39,987/-

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

Execution is admitted on 02/06/2025 by Mrs JESMINARA KHATUN, Wife of Mr Maidul Islam, Mayfair Palms Apartment, Block-A, Flat No-A301, 132, Vivekananda Avenue, P.O: Malancha Mahinagar, Thana: Sonarpur, , South 24 -Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Business

Indetified by Sk. Ataur Rahaman, , , Son of Late Sk Anisur Rahaman, 34 , Sodepur Brick Field Road, P.O: Haridevpur, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by profession Advocate

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

Execution is admitted on 02-06-2025 by Mr MAIDUL ISLAM, Proprietor, AURIK CONSTRUCTION, Plot No-1014, Ground Floor, Ganima Road, Village:- Mallickpur, P.O:- Mallickpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145

Indetified by Sk. Ataur Rahaman, , , Son of Late Sk Anisur Rahaman, 34 , Sodepur Brick Field Road, P.O: Haridevpur, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by profession Advocate

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 20440, Amount: Rs.100.00/-, Date of Purchase: 16/01/2025, Vendor name: SUBHANKAR DAS



**Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2025, Page from 107394 to 107411

being No 163004309 for the year 2025.



Dilip

Digitally signed by DILIP KUMAR MONDAL

Date: 2025.06.05 18:36:17 +05:30

Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 05/06/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.