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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

8/2308001/2024
Additional Registrar of
Assurances-IV, Kolkata

AR 114578

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

Additional Registrar of
Assurances-IV, Kolkata

DEVELOPMENT POWER OF ATTORNEY**AFTER REGISTERED DEVELOPMENT****AGREEMENT**

29 AUG 2024

KNOWN ALL MEN BY THESE PRESENTS I, JAWED AMJAD (having PAN No. BFHPM2730L) (having AADHAAR No. 2476 9995 2929), son of Amjad Ali, by Faith- Muslim, by nationality- Indian, by occupation- Business, residing at residing at 11 Harshi Street, Raja Ram Mohan Sarani, Amherst Street, District- Kolkata, West Bengal, Pin-700009 (Hereinafter referred to as the **OWNER** (which term and/or expression shall unless excluded by or repugnant or contrary to the subject or context be deemed to mean, imply and include her heirs, successor-in-interest, nominees, executors, administrators and/or assigns) of the **FIRST PART**.

AND

Date: 15/02/2024

Serial No: 543634

Name: A.K. SAHA (Adv.)

Address: ALIPORE COURT, CAL

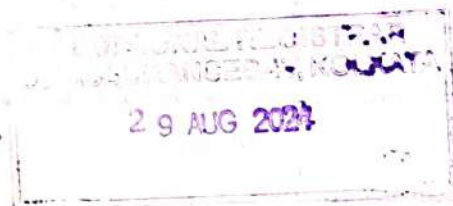
15 FEB 2024

S. CHATTERJEE

(LICENSED STAMP VENDOR)

C.C. COURT

2 & 3, K.S. Roy Road, Kolkata - 700001



A.R. CONSTRUCTION, is a proprietor firm with its registered address at Village- Bagnan Circus Ground, P.O. & P.S. Bagnan, District- Howrah, Pin- 711303, represented by its proprietor **SMT SAMINA KHATUN (having PAN No. INGPk2360Q) (having AADHAR No.7973 9593 2936)** daughter of Shahalam Mallick and wife of Sk Ajmaral Islam, by faith- Muslim, by nationality- Indian, by occupation- Business, residing at Village- Beraberia West, Circus Ground, Bagnan-I, District- Howrah, West Bengal-711303 (Hereinafter referred to and identified as **DEVELOPER** (which term and/or expression shall unless excluded by or repugnant or contrary to the subject or context be deemed to mean, imply and include its successor-in-interest, nominees, executors, administrators and/or assigns) of the **SECOND PART**.

Owner and Developer collectively Parties and individually Party.

WHEREAS

A. I, am the owner and absolutely seized possessed and otherwise sufficiently entitled to the said property situate at and more particularly described in the Schedule hereunder written ("**Land**").

B. By a Registered Development Agreement ("**Agreement**"), dated.. *29th August -* 2024, registered in the office of the ARA-IV, at Kolkata, recorded in Book No., Volume No. 1904-2024, Pages..... to, being Deed No. I-....., 2024, being No. 1904. *1267.8*..... for the year 2024, executed between Owner and Developer/Attorney, and thus I have granted to the Developer/Attorney exclusive right to develop the property along with the Developer/Attorney's share in the said property and such other rights as have been recorded in the Agreement.

C. In pursuance of the Agreement, I have put the Developer/ Attorney on possession in the said Property on and from the date of execution of the Development Agreement which the Developer/ Attorney has accepted and now is in lawful possession of the said property.

Samina Khatun

Land



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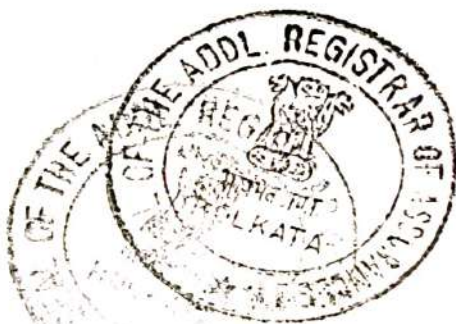
NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT I, the Executants do hereby nominate, constitute and appoint **A. R. CONSTRUCTION** the Developer/ Attorney, to be my true and lawful attorney in my name and on my behalf to do and/or execute all or any of the following acts, deeds, matters and things for me and on my behalf and in my name viz,

1.To make and prepare and/or cause to be made and prepared all such layout, sub-division, plans, specifications and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable at the discretion of the Attorney for the purpose of constructing the buildings on the Said property and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of the said attorney and to pay necessary fees and premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the buildings sanctioned by the Municipality/ Panchayat and/or other authorities.

2.To pay and discharge all ground rent, Khajna taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever payable for or on account of the said property from the date of the execution of the said Agreement onwards.

3.To commence, carry out and complete and/or cause to be commenced and completed, construction work on the said property in accordance with the sanctioned plans, specifications and/or the permissions granted by the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976.

4. To invite tenders and offer for the purpose of construction of one or more building(s) or structure(s) on the Said Property, to accept such tenders or offers and such consideration and on such terms and conditions as the said attorney may in its absolute discretion with consultation to the Owner above named and to give the construction contract to such person(s) as the said



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Attorney may deem fit and proper and to get all such building(s) or structure(s) duly completed by the said contractor/s for the purpose of development of the Said Property wholly, partly or in stages and for construction(s) of buildings or structure(s) thereon. Said Attorney may in its absolute discretion deem fit and to pay the cost of construction and development of the said building(s) or structure(s) and furnishing of the property to such contractor/s and other person/s or bodies and to obtain valid receipts and discharges therefore to enter into contracts for supply of materials, labour and for all other services.

5. To correspond with all concerned authorities and bodies in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried out on the said Property and any other matters pertaining to the said property.

6. To deal and correspond with the concerned Authorities in connection with or relating to the development of the said property and in particular to do the following acts, deeds, matters and things including but not limited to:

(a) To apply for and obtain, sanction, revalidation with further alterations or additions or modifications, as my said Attorney may require;

(b) To apply for and obtain the occupation and/or completion certificate(s) in respect of the buildings to be constructed and completed on the said property;

(c) To apply for and obtain, necessary clearances and/or No Objections from Statutory Authority/s.

7. To appear and represent us before any and all concerned authorities and parties as may be required and/or advisable for or in connection with the development of the said property and to make such agreement(s) arrived at such arrangement as may be conducive to the development work and completing the same.

8. To enter upon the said property at any time, affix board, put the barbed wire fencing or construct a compound wall on the said property or any



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portion thereof as per demarcation thereof and to make all payments for getting the work done.

9. To represent before the public, local and/or private authorities in respect of the development of the said property and to make such of the actions and things as may be necessary for effectually commencing the said construction and/or development work and completing the same.

10. To deal with the electricity and water supply authorities for the supply of electricity and water to the buildings that may be constructed on the said property and for that purpose to sign and/or execute all letters, applications, undertakings, or subscribed to terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.

11. To empower on my behalf and in my name and to represent my interest before the concerned officers for the grant of the licences or permits or for any other purpose or renewal thereof as may be necessary under any local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whosoever and to execute the necessary documents in connection therewith.

12. To ask, demand, sue for, enforce payment or/and recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or profits in respect of the said property.

13. To apply for refund of deposits made or to be made with the concerned Authorities and receive the said refunds.

14. To appoint Contractors/sub-contractors/dealers/sub-dealers and to negotiate and decide the terms and conditions thereof concerning the said property and/or the building(s) or block(s) to be constructed thereon and/or for carrying on the interior works therein and also for supply of materials required in connection therewith, from time to time and to revoke their appointments and pay their remunerations/bills to be raised, time to time, including miscellaneous charges.



15.To nominate, appoint, engage and authorize solicitors, advocates, attorneys, pleaders in respect of any litigation concerning the said property and/or any structure, building, or block, or any self-contained flats or commercial spaces to be constructed on the said property and to execute Vakalatnamas or other necessary authorities in their favour from time to time and instruct them and pay their remuneration/bills/fees including special fees and other charges and to discontinue them and also to appoint and engage other solicitors, advocates, attorneys, pleaders afresh and instruct them accordingly.

16.To instruct solicitors, advocates, attorneys, pleaders regarding drafting of pleadings including written Statements, applications, petitions, affidavits relating to the said property and/or any structure, building, or block, or any self-contained flats or commercial space to be constructed on the said property

17.To execute and present for registration, on behalf of the parties, agreements and/or conveyances for sale or lease and/or transfer of flat(s) and/or unit(s) within the Developer's Allocation and for such purpose, to appear before the appropriate authority including Registrar and Sub-Registrars.

18.To appoint and engage Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, and other professional agents in respect of the project to be constructed on the said property.

19.To make, sign and submit applications, petitions, letters and memorandum of appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities under any law, for the time being in force, for all and any licences, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development and construction in the said property.

20.In connection with or relating to the Said property to take action against



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person or tenants, occupiers, etc. if any, in any court, to represent us in any Court of Law and to sign all applications, plaints, written statements, affidavits, review, appeal, petitions, on my behalf from time to time be found necessary and proper and/or enter into any agreement relating to development of the Said property and to otherwise deal with the same effectively for all intents and purposes as aforesaid.

21. To institute suit and defend the same or to refer the same to arbitration or to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign Vakalatnama and/or authorisations on my behalf.

22. In case the property or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ, summons or other legal proceedings or motion and to appear and represent me in any court and before all magistrates, judges, judicial officers and other authorities and tribunals whatsoever as by the Attorney shall be thought advisable and to commence and continue any suit, petitions, actions or any other proceedings in any court of law and before any public officers or tribunals for receiving compensation for acquisition, requisition, reservation and/or relief for de-acquisition or de-requisitioning or de-reservation or otherwise whatsoever.

23. To make application to the authorities and such other private and public authorities for making availability of water, electricity, etc. on the Said property that may be required for commencing the development work and to complete the same and for that to execute necessary writings including undertakings.

24. To make applications to the government or semi-government authorities



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for sanction of cement and steel and/or such other building materials as may be required for the said development work and for that purpose to execute necessary writings including undertakings and bonds and to furnish necessary deposits for the same.

25.To manage the Said property and to take such of the steps as may be necessary to manage the Said property till the time of completion of its development.

26.To evict or take possession of the Said property in occupation of the tenants, occupants or trespassers, if any, on the Said property or any part thereof and to take all steps in that behalf such as negotiation, settlement, compromise or make agreements to get their rights surrendered and extinguished and also to create tenants of such duration as my Attorney shall deem fit either in my name or in the name of my Attorney and to collect and receive rents.

27.To mortgage the unit under Developer's Allocation or any part thereof in favour of any bank(s) or other financial institutions in such a manner as the Attorneys think fit and proper in consultation with us for obtaining a loan and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge on the share under Developer's Allocation only on its own behalf as also on our behalf as our Attorney.

28.To sign and execute all papers, correspondence and all other documents and assurances and documents of any kind whatsoever which I myself could have done for the completion of the said development work.

29.To attend and to represent us before any Collector, Authorities or officers of Government of India or any other State or States, before all Revenue, Municipal, Public or other officers including those of Income-tax as occasion shall arise for any purpose connected with the said development work.

30.To do any act, deed or thing, as my said Attorney(s) may deem fit and proper and necessary in the best interest of the development of the Said



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property and sale of the Units within Developer's Allocation only, including all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.

31.For any of the purposes mentioned hereinabove to sign all applications, papers, undertakings, terms and conditions as may be required from time to time, at their own cost.

32.To advertise in the newspapers for the sale of the Units within the Developer's allocation and to enter into agreements for the sale of such Units within the Developer's allocation with the prospective purchasers on and for such price or consideration and upon such terms and conditions as my said Attorney shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said agreements for sale of the Units and to do all such necessary acts and things as may be necessary or proper in that behalf.

33.To develop and negotiate sale of the buildings consisting of apartments/flats ("**Units**") for residential purpose, commercial units and/or ancillaries in the Said property out of the Developer's Allocation and for that purpose to negotiate and execute agreements with the prospective purchasers on such terms and conditions as the Attorney may think fit and proper and to receive and appropriate the entire consideration for and in respect of the aforesaid sale and to give receipt for the same.

34.To apply for no objection certificate or necessary permissions from the Panchayet/Municipal Corporation for occupying the building and to do all acts, deeds or things for the said purpose.

35.To sign, transfer forms, documents and writing for transferring the Said property in the records of Government or municipal/Panchayet authorities and other public authorities and to do all other acts in connection therewith.

36.For all or any of the purposes of and power, authorities and discretions conferred by these presents to use and sign in my name or in which I may be in any way interested or to use and sign its name as my Attorney shall



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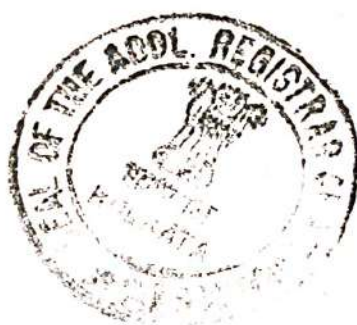
think fit without any reference or recourse to us.

37. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as my Attorney may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and I hereby agree at all times to ratify and confirm whatever my Attorney or any such substitutes or substitute shall lawfully do or cause to be done in or about the Said property and the development of the same.

38. And to do everything whatever which may be at the sole discretion of my said Attorney deemed fit or expedient for sale of Developer's allocation and/or enjoyment and/or development of the Said property and which I myself could have done if personally present and as if this power had not been executed.

39. And generally to do and cause to be done all acts, deeds, matters and things as my said Attorney shall think fit and proper for the purpose of sale of the Units under Developer's Allocation, and enjoyment and the development of the Said property, as amply and effectual as I could have personally done.

40. All charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by my said Attorney in exercise of any power or powers herein contained shall be borne and paid and provided for by my said Attorney alone but subject to the right of the Attorney under the Agreement to reimburse itself out of the sale proceeds of the Units within developer's allocation towards all the above costs, including the development costs incurred for the development of the Said property and the said Attorney shall indemnify and keep indemnified my estate and effects from and against the payment of the aforesaid costs, charges, that may have to be paid by us by reason of my Attorney doing or causing to be done any act, deed, matter or thing by virtue of these presents.



41. To amalgamate the said Property to any other adjacent plot or land and to apply from time to time for modifications of the Building Plan in respect of the building to be constructed on the said property and/or the amalgamated property

42. This power of attorney shall be revoked by the principals or the Owner for any reason whatsoever.

AND WE THE ABOVENAMED HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever the said attorney under the power in that behalf and shall lawfully do or cause to be done in the premises either jointly and/or severally aforesaid by virtue of these presents.



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SCHEDULE-I**(Said Property)**

ALL THAT in aggregate vacant "*Danga*" and proposed as "*Bastu*" admeasuring, **10.19 Decimal** comprised in **R.S/L.R Dag No. 2675/2690**, appertaining to and recorded in **L.R. Khatian No. 3526 & 3597** lying and situated in **Mouza-Hudrait, J.L. No.54**, within the jurisdiction of **Police Station- Rajarhat**, under Rajarhat Bishnupur 1 No. Gram Panchayet, District- North 24 Parganas, West Bengal, Pin-700135, and butted and bounded as follows:

On the North: By R.S./L.R. Dag No.
On the South: By R.S./L.R. Dag No.
On the East: By R.S./L.R. Dag No.
On the West: By R.S./L.R. Dag No..

Quantum of land vis-a vis its location in respective Dag numbers vis-à-vis its recorded owner vis-à-vis their respective Khatian numbers and the respective registered Deed of Conveyance under refuge of which such has been bought are narrated in the chart just below:

SL.N O.	NAME OF OWNER	L.R.DAGNO.	KHATIA NNO.	AREA OWNED(in decimal)	CLASSIFICATION
1	JAWED AMJAD	2675/2690	3526 & 3597	10.19	Danga
Total Area				10.19 Decimals	



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SCHEDULE - 2**(Devolution of Titles)**

A. By virtue of a registered Deed of Sale dated 16/9/2022, duly registered in the office of ARA-IV, and duly recorded in Book No. I, Volume No. 1904-2022, pages from 925334 to 925359, being no. 15014 for the year 2022, the First Party/Owner herein has purchased and acquired **ALL THAT** the pieces and parcels of undivided "Danga" land admeasuring 1 decimals more or less from Sri Jeeban Krishna Mondal Alies Jiban Krishna Mondal and Shankar Prasad Mondal, entirely comprised in R.S./L.R. Dag No. 2675/2690 under L.R. Khatian No. 453, within Mouza: Hudarite, J.L. 54, within the ambit of Police Station: Rajarhat, within the jurisdiction of Chandpur Gram Panchayat, in the district of North 24Parganas, West Bengal.

B. By virtue of a registered Deed of Sale dated 4/8/2022, duly registered in the office of ADSR, Rajarhat and duly recorded in Book No. I, Volume No. 1523-2022, pages from 550299 to 550343, being no. 13697 for the year 2022, the First Part/Owner harein has purchased and acquired **ALL THAT** the pieces and parcels of undivided "Danga" land admeasuring 0.4168 decimals more or less from Sri.Shyamal Kumar Naskar, Sri.Shankar Naskar, Smt.Sabita Mondal, Sri.Sankar Rudra, Smt. Kanika Mondal, entirely comprised in R.S./L.R. Dag No. 2675/2690 under L.R. Khatian No. 453, within Mouza: Hudarite, J.L. 54, within the ambit of Police Station: Rajarhat, within the jurisdiction of Chandpur Gram Panchayat, in the district of North 24Parganas, West Bengal.

C. By virtue of a registered Deed of Sale dated 22/8/2022, duly registered in the office of ADSR, Rajarhat and duly recorded in Book No. I, Volume No. 1523-2022, pages from 610802 to 610827, being no. 15507 for the year 2022, the First Part/Owner harein has purchased and acquired **ALL THAT** the pieces and parcels of undivided "Danga" land admeasuring 0.53 decimals more or less from Amala Mondal, Ashoke Kumar Mandol alies Ashoke Kumar Mondal, Krishna Mondal and Gobinda Chandra Mondal,

entirely comprised in R.S./L.R. Dag No. 2675/2690 under L.R. Khatian No. 504, within Mouza: Hudarite, J.L. 54, within the ambit of Police Station: Rajarhat, within the jurisdiction of Chandpur Gram Panchayat, in the district of North 24 Parganas, West Bengal.

D. By virtue of a registered Deed of Sale dated 22/8/2022, duly registered in the office of ADSR, Rajarhat and duly recorded in Book No. I, Volume No. 1523-2022, pages from 610828 to 610849, being no. 15508 for the year 2022, the First Part/Owner hercin has purchased and acquired **ALL THAT** the pieces and parcels of undivided "Danga" land admeasuring 0.9322 decimals more or less from Sri Nilmany Mondal entirely comprised in R.S./L.R. Dag No. 2675/2690 under L.R. Khatian No. 514, within Mouza: Hudarite, J.L. 54, within the ambit of Police Station: Rajarhat, within the jurisdiction of Chandpur Gram Panchayat, in the district of North 24 Parganas, West Bengal.

E. By virtue of a registered Deed of Sale dated 25/5/2022, duly registered in the office of ARA-IV, Kolkata and duly recorded in Book No. I, Volume No. 1904-2022, pages from 804912 to 804943, being no. 8661 for the year 2022, the First Part/Owner herein has purchased and acquired **ALL THAT** the pieces and parcels of undivided "Danga" land admeasuring 3 decimals more or less from Sri.Joydeb Mondal, entirely comprised in R.S./L.R. Dag No. 2675/2690 under L.R. Khatian No. 3216, within Mouza: Hudarite, J.L. 54, within the ambit of Police Station: Rajarhat, within the jurisdiction of Chandpur Gram Panchayat, in the district of North 24 Parganas, West Bengal.

F. By virtue of a registered Deed of Sale dated 13/09/2022, duly registered in the office of ADSR, Rajarhat and duly recorded in Book No. I, Volume No. 1523-2022, pages from 682999 to 683020, being no. 18041 for the year 2022, the First Part/Owner herein has purchased and acquired **ALL THAT** the pieces and parcels of undivided "Danga" land admeasuring 0.4661



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decimals more or less from Sri Kashinath Mondal, entirely comprised in R.S./L.R. Dag No. 2675/2690 under L.R. Khatian No. 194/1, within Mouza: Hudarite, J.L. 54, within the ambit of Police Station: Rajarhat, within the jurisdiction of Chandpur Gram Panchayat, in the district of North 24Parganas, West Bengal.

G. By virtue of a registered Deed of Sale dated 16/9/2022, duly registered in the office of ARA-IV, Kolkata and duly recorded in Book No. I, Volume No. 1904-2022, pages from 925309 to 925333, being no. 15015 for the year 2022, the First Part/Owner harein has purchased and acquired **ALL THAT** the pieces and parcels of undivided "Danga" land admeasuring 0.5356 decimals more or less from Smt. Gouri Roy and Smt. Sandha Roy, entirely comprised in R.S./L.R. Dag No. 2675/2690 under L.R. Khatian No. 855/1, within Mouza: Hudarite, J.L. 54, within the ambit of Police Station: Rajarhat, within the jurisdiction of Chandpur Gram Panchayat, in the district of North 24Parganas, West Bengal.

H. By virtue of a registered Deed of Sale dated 30/9/2022, duly registered in the office of ARA-IV, Kolkata and duly recorded in Book No. I, Volume No. 1904-2022, pages from 1076340 to 1076368, being no. 16512 for the year 2022, the First Part/Owner harein has purchased and acquired **ALL THAT** the pieces and parcels of undivided "Danga" land admeasuring 3 decimals more or less from Sri Sankar Mondal, entirely comprised in R.S./L.R. Dag No. 2675/2690 under L.R. Khatian No. 3004, 1119, within Mouza: Hudarite, J.L. 54, within the ambit of Police Station: Rajarhat, within the jurisdiction of Chandpur Gram Panchayat, in the district of North 24Parganas, West Bengal.

I. By virtue of a registered Deed of Sale dated 01/10/2022, duly registered in the office of ARA-IV, Kolkata and duly recorded in Book No. I, Volume No. 1904-2022, pages from 1007211 to 1007239, being no. 16585 for the year 2022, the First Part/Owner herein has purchased and acquired **ALL THAT**



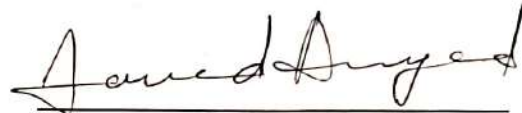
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the pieces and parcels of undivided "Danga" land admeasuring 0.3192 decimals more or less from Sri. Sukumar Naskar, Smt. Kalpana Naskar, Smt. Chekan Naskar, Sri Avijit Naskar and Sri. Indrajit Naskar, entirely comprised in R.S. /L.R. Dag No. 2675/2690 under L.R. Khatian No. 855/1, within Mouza: Hudarite, J.L. 54, within the ambit of Police Station: Rajarhat, within the jurisdiction of Chandpur Gram Panchayat, in the district of North 24 Parganas, West Bengal.

IN WITNESS WHEREOF, we have hereunto set and subscribed our hands at Kolkata.

Executed and Delivered by the
Grantors in the presence of:



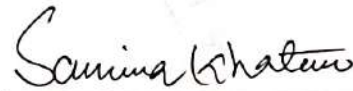
JAWED AMJAD
(Owner)

WITNESSES:

1. Milan Chakraborty
Keshab Pur, Domjur,
Hadarat - 711411

2. Debaruna Saha
DN-51, Merlin
Infinite, Salt Lake
Sector V.

ACCEPTED BY ME:



A.R. CONSTRUCTION
(ATTORNEY)

Drafted in my office:

Samadhi Chandra
Advocate -
High Court, Calcutta
WB/217/2003.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
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SPECIMEN FORM FOR TEN FINGERS' PRINTS

PHOTO

[Signature]

Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
					
Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
					
Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
					
Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
					
Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
					
Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
					
Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger

Saima Chahar

Amir Daryal

PHOTO



**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**
29 AUG 2020

Major Information of the Deed

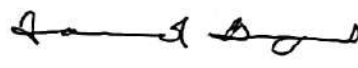
Deed No :	I-1904-12705/2024	Date of Registration	29/08/2024
Query No / Year	1904-8002308001/2024	Office where deed is registered	
Query Date	29/08/2024 6:26:19 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Saurabh Chaudhuri High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7980675785, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 19,36,100/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190412678/2024		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2675/2690	LR-3526	Bastu	Danga	7 Dec	10,30,795/-	13,30,000/-	Project Name :
L2	LR-2675/2690	LR-3597	Bastu	Danga	3.19 Dec	4,69,205/-	6,06,100/-	Project Name :
		TOTAL :			10.19Dec	15,00,000 /-	19,36,100 /-	
		Grand Total :			10.19Dec	15,00,000 /-	19,36,100 /-	

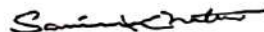
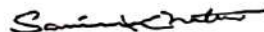
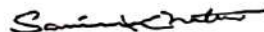
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr JAWED AMJAD Son of Mr Amjad Ali Executed by: Self, Date of Execution: 29/08/2024 , Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office	Photo  29/08/2024	Finger Print  Captured 29/08/2024 LTI	Signature  29/08/2024
	Harshi Street, 11, Raja Ram Mohan Sarani, City:- Kolkata, P.O:- Amherst Street, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India , PAN No.:: ACxxxxxx4Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/08/2024 , Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	A R Construction VILLAGE- BAGNAN CIRCUS GROUND, City:- Howrah, P.O:- BAGNAN, P.S:-Bagnan, District:-Howrah, West Bengal, India, PIN:- 711321 , PAN No.:: INxxxxxx0Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature											
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mrs SAMINA KHATUN Daughter of SHAHALAM MALLICK Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office</td><td> Aug 29 2024 8:56PM</td><td> Captured LTI 29/08/2024</td><td> 29/08/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Mrs SAMINA KHATUN Daughter of SHAHALAM MALLICK Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office	 Aug 29 2024 8:56PM	 Captured LTI 29/08/2024	 29/08/2024	VILLAGE- BERABERIA WEST, CIRCUS GROUND, BAGNAN-I, City:- Howrah, P.O:- BAGNAN, P.S:- Bagnan, District:-Howrah, West Bengal, India, PIN:- 711303, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: INxxxxxx0Q,Aadhaar No Not Provided Status : Representative, Representative of : A R Construction (as SOLE PROPRIETOR)		
Name	Photo	Finger Print	Signature									
Mrs SAMINA KHATUN Daughter of SHAHALAM MALLICK Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office	 Aug 29 2024 8:56PM	 Captured LTI 29/08/2024	 29/08/2024									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAURABH CHAUDHURI Son of Rabindranath Chaudhuri High Court, Calcutta, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 29/08/2024	 Captured 29/08/2024	 29/08/2024
Identifier Of Mr JAWED AMJAD, Mrs SAMINA KHATUN			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr JAWED AMJAD	A R Construction-7 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr JAWED AMJAD	A R Construction-3.19 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 2675/2690, LR Khatian No:- 3526	Owner:জাভেদ আমজাদ, Gurdian:আমজাদ আলি, Address:রাজা রামমোহন সরণী কলকাতা , Classification:ডাঙ্গা, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2675/2690, LR Khatian No:- 3597	Owner:জাভেদ আমজাদ, Gurdian:আমজাদ আলী, Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190412705 / 2024

On 29-08-2024

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

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

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

Presented for registration at 16:12 hrs on 29-08-2024, at the Office of the A.R.A. - IV KOLKATA by ..

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 19,36,100/-

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

Execution is admitted on 29/08/2024 by Mr JAWED AMJAD, Son of Mr Amjad Ali, Harshi Street, 11, Road: Raja Ram Mohan Sarani, , P.O: Amherst Street, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Muslim, by Profession Business

Indetified by Mr SAURABH CHAUDHURI, , , Son of Rabindranath Chaudhuri, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-08-2024 by Mrs SAMINA KHATUN, SOLE PROPRIETOR, A R Construction, VILLAGE-BAGNAN CIRCUS GROUND, City:- Howrah, P.O:- BAGNAN, P.S:-Bagnan, District:-Howrah, West Bengal, India, PIN:- 711321

Indetified by Mr SAURABH CHAUDHURI, , , Son of Rabindranath Chaudhuri, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 543634, Amount: Rs.100.00/-, Date of Purchase: 15/02/2024, Vendor name: S CHATTERJEE



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1904-2024, Page from 704294 to 704318
being No 190412705 for the year 2024.**



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.09.09 16:38:11 +05:30
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 09/09/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.**