

18515/25

J-18069/25

भारतीय नौर-न्यायिक

एक सौ रुपये

रु. 100

Rs. 100

ONE

HUNDRED RUPEES



भारत INDIA
INDIA NON JUDICIAL

गन्धिमन्दिर पश्चिम बंगाल WEST BENGAL

Certified that the document is in order for registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

AW 088785

109125
- 212639624125
2650585/25
DEVELOPMENT POWER OF ATTORNEY District Sub-Register-II
Alipore, South 24-parganas

KNOW ALL MEN BY THESE PRESENTS We, 1) SARDAR 18-09-23
HAIDER JAFFRI (PAN-ACPPJ5936K) (A - 474526754269), son of
Late Shahenshah Hussain Jaffri 2) BUSHRA JAFFRI (PAN-
ACIPJ0337R) (A-725773111677), Wife of Sardar Haider Jaffri,
3) SAIF HAIDER JAFFRI (PAN-APYPJ4056J) (A-900393653717)
son of Sardar Haider Jaffri, 4) ZAID HAIDER JAFFRI (PAN-
BROPJ5510Q) (A - 303952673001) son of Sardar Haider Jaffri,
5) SADIA JAFFRI (PAN-BBCPJ6694R) (A - 325150843948)
Daughter of Sardar Haider Jaffri, all by faith Islam, by occupation
Land owners, by Nationality Indians, residing at P-129, New
Circular Road, Post Office Circus Avenue, Police Station
Beniapukur, Kolkata-700017, hereinafter jointly called and
referred to as the 'PRINCIPAL' do hereby SEND GREETINGS.

WHEREAS We i.e. the principal herein are the lawful owners absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** Bastu land along with structures (partly tile shed partly asbestos shed) total measuring about **16 Cottahs, 7 Chittaks and 5 Sqft.** be the same or a little more or less along with old dilapidated asbestos shed structure measuring about 500 Sqft. lying and situated at Being Municipal Premises No.32, **Debendra Chandra Dey Road** (Formerly Known as Chingrighata Road), Police Station-Tangra, Kolkata-700015, within District South 24 Parganas, within the ambit of Kolkata Municipal Corporation, vide Assessee No. 110570400344, Ward No.57 with all rights of easements and appurtenances attached thereto and have been enjoying the same by paying taxes and revenue to the authority time to time thereof, as morefully described in the schedule hereunder written and hereinafter for the sake of brevity is referred to as the "**SAID PROPERTY**".

AND WHEREAS a Development Agreement was executed on 08.09.2025 between us (Principals herein) and **JBR INFRASTRUCTURE PRIVATE LIMITED**, (PAN-AAFCJ0986J) a company registered under companies Act, 1956, having its registered office at Krishna Building, 8th floor, Room No. 814, Premises No. 224 AJC Bose Road, P.S. Karaya, Kolkata-700017, Represented by it's one of the directors namely **Mr. SAIF HAIDER JAFFRI** (PAN-APYPJ4056J) (A - 900393653717) son of Sardar Haider Jaffri, by faith Islam, by occupation Business, by Nationality Indian, residing at P-129, New Circular Road, Post Office Circus Avenue, Police Station Beniapukur, Kolkata-700017

in respect of the aforesaid property and the said Agreement was registered before the D.S.R.-III, Alipore, South 24 Parganas and duly recorded in Book No.I, Volume No.1603-2025, Pages from 467549 to 467598, Being No.160317373 for the year 2025 and in terms of the said Development Agreement the owners of the aforesaid property which is mentioned in the Schedule written herein below is executing this Development Power of Attorney.

NOW KNOW Mr. **SAIF HAIDER JAFFRI** (PAN-APYPJ4056J) (A - 900393653717) son of Sardar Haider Jaffri, by faith Islam, by occupation Business, by Nationality Indian, residing at P-129, New Circular Road, Post Office Circus Avenue, Police Station Beniapukur, Kolkata-700017, being the Director of **JBR INFRASTRUCTURE PRIVATE LIMITED**, (PAN-AAFCJ0986J) a company registered under companies Act, 1956, having its registered office at Krishna Building, 8th floor, Room No. 814, Premises No. 224 AJC Bose Road, P.S. Karaya, Kolkata-700017 to be appointed as the true and lawful Attorney to act on our behalf and in respect of the said premises mentioned in the Schedule written herein below who could be able to look after, develop and manage the said property for and on behalf of the owners, the principal herein and to do several acts, deeds, power, authorities, matter and things herein below mentioned that is to say:-

- 1) To supervise, manage and conduct all sorts of administration in respect of the said land which we have and to handle all sorts of official matters, letters, and correspondence arising in course of or in relation to matter concerned with our said property by the attorney herein.

- 2) To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage, gas, and/or power to the said premises and to sign all such application, forms and documents as shall be required for the said premises.
- 3) To pay all rates, taxes, expenses and other outgoing whatsoever payable in respect of the said premises or any part thereof on our behalf and to claim, receive, refund, and reimburse any other amounts from the concerned persons and authorities and to grant receipts and discharges in respect thereof.
- 4) To apply for annual valuation of the said premises and to prefer any appeal or reviews from annual valuation and for that to sign and execute all papers and documents.
- 5) To appoint and engage any solicitor, council, Advocate, or other Lawyer or Lawyers, and revoke such appoints and others as occasions shall require and to sign and verify any petition for the grant, to affirm any affidavit or affidavits, enter or lodge any caveat or to apply for its discharge and otherwise conduct the said case whenever our said Attorney think proper to do.
- 6) To sign and execute an agreement for sale and/or agreement for transfer, Deed of Sale, Deed of Conveyance, deed of Gift and/or transfer and/or any kind of indenture as may be necessary or be required from time to time in respect of the said premises as per registered Development Agreement dated 08.09.2025 which was registered at the office of the D.S.R-III, Alipore, South 24 Parganas and recorded in recorded in Book No.1, Volume No.1603-2025, Pages from 467549 to 467598, Being No.160317373 for the year 2025, between the parties herein.
- 7) To join in any deed in respect of the said premises of attorney/developer allocation wherein we may be confirming party.

- 8) To appear and represent for us before any Notary Public, Registrar, Sub Registrar, Additional District Sub – Registrar, District Sub Registrar, Registrar of Assurances, Kolkata and other officer or officers or authority or authorities having jurisdiction and to presents for registration and admit execution and to acknowledge and register or have registered and perfect all documents deeds instruments and writings signed by the said Attorney on our behalf by virtue of the powers hereby conferred and performed all agreement for sale and/or transfer and/or lease and/or any other deeds and/or Sale Deed, Deed of conveyance and/or deed of gifts, agreements, documents and instruments executed for signs and signed by our attorney in any manner concerning the said premises as per attorney/developer allocation if we present.
- 9) To cause any deed of conveyance and/or deed of gift and/or documents or instruments in respect of the said premises to be registered and for the said purpose to sign execute and submit all declarations, statements, applications and affirm Affidavits as may be necessary or required from time to time.
- 10) To commence/prosecute/enforce/defend/answer and oppose all actions and proceedings concerning in anyway the said premises or any part thereof including those relating to acquisition and/or requisition in which the owner is now or may hereafter be interested or concerned and if through fit and compromise settle refer to arbitration abandone become non-suited submit to judgement in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.
- 11) To sign, exercise and admit, enter into, modify, cancel, alter, draw, approve rectify, submit and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, Sale agreements, Sale deeds, documents of transfer, rectification, nominations, assignments, declarations, confirmations,

affidavits, indemnities, undertakings, application of the Developer's Allocation on our behalf.

- 12) To take every possible steps for construction of the said property into a multistoried building as per Sanctioned Plan issued by the Kolkata Municipal Corporation and develop or cause to be developed the same in all aspects in terms of the Development Agreement Dated 08.09.2025, Being No.17373, for the year 2025.
- 13) To appear for and on our behalf in the Office of the Kolkata Municipal Corporation, Calcutta Improvement Trust, Calcutta Electric Supply Corporation, Kolkata Metropolitan Development Authority, Fire Brigade, and any local or any Police Station, and to apply for and obtain sanction, permit, license supply service connection etc., as may be required from the respective authorities.
- 14) To enforce all or any of the terms, conditions or covenants of any agreement, deed or documents executed or that may be hereafter executed in respect of all or any of the affairs relating to the acquiring, holding, user, sale, transfer of the developer's allocation of the said property and to exercise all of our rights in respect thereof on our behalf.
- 15) To appear and prosecute and defend all actions and proceedings, to sign and verify all plaints, written statements and other pleading, tabular statements, applications, also applications under Article 226 of the Constitution of India in any suit, petitions or documents to the money or moneys from the court or forum the opposite party, either in execution of the decree or otherwise and, on receipt and discharge for the same.
- 16) To appear before and take necessary steps in Kolkata Municipal Corporation authority on our behalf and to pay necessary Kolkata Municipal Corporation taxes, fine

charges to Kolkata Municipal Corporation authorities on our behalf.

- 17) To deposit all fees, moneys, before the authority concerned in our names and on our behalf for obtaining sanction from the Kolkata Municipal Corporation and to receive the sanction building plan on our behalf from the said authority and/or to apply for & obtain completion certificate and also make prayer for regularization of Building Plan as may be required from the concerned authority or authorities of Kolkata Municipal Corporation on our names and on our behalf.
- 18) To sign and execute any sale deed and admit Registration in favour of any purchaser or purchasers and to receive from the purchaser or purchasers earnest money and also the balance of consideration money and to give valid receipt for the same and to give possession thereof to credit the consideration or sell proceeds of the Developer's Allocation together with the undivided proportionate indivisible variable share of the said land/premises and also common rights as per the Registered Development Agreement dated 08.09.2025, being Deed No. 160317373, for the year 2025.
- 19) To apply for and obtain certificates, permission and clearance including certificate under Land (Ceiling and Regulation) Act, 1976 or other Law relating to Revenue and/or land and/or building in urban area as may be required for execution and/or Registration of any sale deed, Lease Deed, or other documents for transfer concerning except our share in the said premises and also to appear before and sign and submit all papers and documents and make representation to the necessary authority for getting such certificate and/or permission.
- 20) To appoint, engage, transfer, suspend, remove, at their discretion, any employee, and /or agent for or temporary,

permanent or special service and to settle the terms and conditions of such appointments/ engagements to determine their respective duties and responsibilities as our said Attorney shall think fit and proper.

- 21) To appear in all Government offices, Land Revenue Offices including concerned B.L.&L.R.O. offices, office of the concerned SDO, DM, and ADM, South 24 Parganas and all the offices within whose jurisdiction the schedule property is situated and any other competent authority as and when called for. Also to do all necessary paper works, applications, demand etc. in respect of the said property on our behalf.
- 22) To appear for and represent us before the concerned authority of electricity i.e. C.E.S.C. any Bank (Private & Public), Fire Brigade Authority, Police Authorities or Any other Authorities/Competent Authority under the Urban Land (Ceiling and regulations) act 1976 and all other Authorities, having jurisdiction over the said premises and to verify, affirm, deposit, submit as the case may be any affidavit, undertaking letter, money, application, plaints, plan, cast vote, file nominations and also take every steps as may be required from time to time and/or after securing consents, license, quotas, permit, certificates clearance for the said properties.
- 23) To appear in all the court, civil or criminal or Revenue, including Tribunals original, Revisional or Appellate in any Registration offices and to sign execute and verify and file Plaints, written Statements and petition, compromise, compound or withdraw cases or be non-suited to refer Arbitration all disputes and also to present Appeals in any court and to accept service of all Summons, Notices and other process of Law in respect of the said properties.
- 24) To take any other necessary steps for betterment of the properties including erection of boundaries as our attorneys think fit and proper for the protection of our

property morefully mentioned and described in the schedule written herein below.

25) NERALLY to do and perform all acts to be done for implementation of Agreements, Deeds, Matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as we could in our personal capacity.

26) AND we do hereby declare that the Power of Attorney is given in favour of the said Attorney and accordingly, the said Attorney shall be entitled to exercise independently the Power conferred upon him.

AND we HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents and we hereby declare that we shall not to do anything inconsistent with the power of Attorney.

AND GENERALLY to do, to execute and perform any other act or acts, deed or deeds, matters or things which in the opinion of our said Attorney ought to be done, executed and performed in relation to the said property or affairs ancillary or incidental thereto as full and effectually as ourselves could have done the same if we are personally present.

FIRST SCHEDULE ABOVE REFERED TO
(The said Land /Property)

ALL THAT piece and parcel Bastu land along with structures (partly tile shed partly asbestos shed) total measuring about 16 Cottahs, **7 Chittaks and 5 Sqft.** be the same or a little more or less along with old dilapidated asbestos shed structure measuring about 500 Sqft. lying and situated at Being Municipal Premises No.32, **Debendra Chandra Dey Road** (Formerly Known




as Chingrighata Road), Police Station-Tangra, Kolkata-700015 together with all the easement and quasi-easement right and all other right and privileges attached and connected thereto with the said land within District South 24 Parganas, within the ambit of Kolkata Municipal Corporation, vide Assessee No. 110570400344, Ward No.57, within the jurisdiction of the District Sub-Registrar at Alipore which is butted and bounded by as follows:

ON THE NORTH	:	D.D. Chopra's factory
ON THE SOUTH	:	D. C. Dey Road.
ON THE EAST	:	33, D. C. Dey Road (House of Badu)
ON THE WEST	:	D.D. Chopra.

THE SECOND SCHEDULE ABOVE REFERRED TO

OWNER'S ALLOCATION :

ALL THAT 30% (Thirty Percent) out of the total FAR which shall be adjusted from Ground Floor to Top Floor in a shape of self contained residential Flat, Car Parking/Garage & space etc.

DEVELOPER'S ALLOCATION :

ALL THAT remaining portion (excluding the Landowner's portion) of the sanctioned Floor Area Ratio (FAR) i.e. which has to be adjusted, on the different floor (Ground Floor to Top Floor) of the proposed building together with proportionate undivided interest/share over the said soil or land of the First Schedule including proportionate interest/share in all common facilities and amenities and other opportunities and the Developer has every right to alienate, transfer and assign developer's allocation in favour of the Developer's nominated person/s at the price so fixed by the Developer.

IN THE WITNESS WHEREOF the Executants and Attorney do hereby
hereunto set and subscribed signed and delivered this Power this the 18th
Day of September, in the year Two Thousand and Twenty-Five (2025).

SIGNED, SEALED AND DELIVERED
By the within named EXECUTANT
At Kolkata in the presence of:

WITNESSES:

1. FAIZ AHMAD
53/R Shamsul Huda
Road Kot - 17

1. Sadaf Jaffri
2. Bushra Jaffri
3. Ughd Jaffri
4. Zaid Jaffri
5. Sadia Jaffri

SIGNATURE OF THE EXECUTANT.

JBR INFRASTRUCTURE PRIVATE LIMITED

Bigidiitti

Director

SIGNATURE OF THE ATTORNEY

Drafted by me

Wanted by the
Md. Sherif

MOHAMMED SHAHID
Advocate
High Court, Calcutta
Bar Association Room No. 3
WB/136/2013
M: 9339008089



PAGE NO.



INDEX



MIDDLE



RING



SMALL



R



THUMB



INDEX



MIDDLE



RING



SMALL

Signature

Vandana Singh



INDEX



MIDDLE



RING



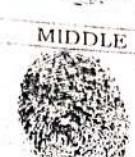
SMALL



R



THUMB



INDEX



MIDDLE



RING



SMALL

Signature

Bushra Aoffi



INDEX



MIDDLE



RING



SMALL



THUMB



THUMB



INDEX



MIDDLE



RING



SMALL

Signature

Ujjwal Thakur



INDEX



MIDDLE



RING



SMALL



THUMB



THUMB



INDEX



MIDDLE



RING



SMALL

Signature

Zaidi Singh

PAGE NO.



INDEX



MIDDLE



RING



SMALL



THUMB



THUMB

INDEX



MIDDLE



RING



SMALL

Signature .. *Sadia Taffee* ..



INDEX



MIDDLE



RING



SMALL



THUMB



THUMB



INDEX



MIDDLE



RING



SMALL

JBR INFRASTRUCTURE PRIVATE LIMITED

Signature .. *Syed Jaffer* ..



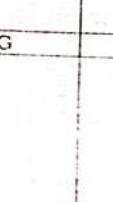
Director



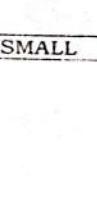
THUMB



INDEX



MIDDLE



RING



SMALL

Signature .. *Director* ..



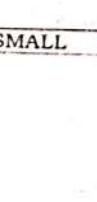
THUMB



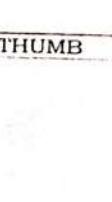
INDEX



MIDDLE



RING



SMALL

Signature ..



Major Information of the Deed

Deed No :	I-1603-18069/2025	Date of Registration	18/09/2025
Query No / Year	1603-8002650555/2025		
Query Date	18/09/2025 12:13:54 PM	Office where deed is registered	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	MD SHAHID Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9339008089, Status : Advocate		
Transaction			
[0138] Sale, Development Power of Attorney after Registered Development Agreement	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 6,59,05,266/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 632/- (Article:E, E, M(b), H) Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160317373/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

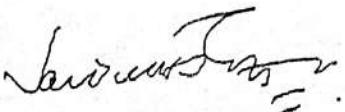
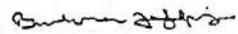
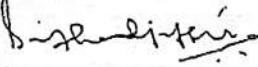
District: South 24-Parganas, P.S:- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Debendra Chandra Dey Road, Road Zone : (After Rail Line – Dhapa Rd) , Premises No: 32, , Ward No: 057 Pin Code : 700015

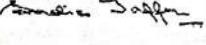
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	16 Katha 7 Chatak 5 Sq Ft		6,57,77,766/-	Property is on Road , Project Name :
	Grand Total :			27.1333Dec	0/-	657,77,766/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	0/-	1,27,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	500 sq ft	0/-	1,27,500/-	

Principal Details :

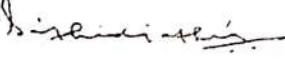
SI No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	<p>Name : Mr SARDAR HAIDER JAFFRI Son of Late SHAHENSHAH HUSSAIN JAFFRI Executed by: Self, Date of Execution: 18/09/2025 , Admitted by: Self, Date of Admission: 18/09/2025 ,Place : Office</p> <p>P-129, NEW CIRCULAR ROAD, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India , PAN No.: ACxxxxxx6K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/09/2025 , Admitted by: Self, Date of Admission: 18/09/2025 ,Place : Office</p>	 18/09/2025	 Captured	 18/09/2025
P-129, NEW CIRCULAR ROAD, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India , PAN No.: ACxxxxxx6K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/09/2025 , Admitted by: Self, Date of Admission: 18/09/2025 ,Place : Office				
2	<p>Name : Mrs BUSHRA JAFFRI Wife of Mr SARDAR HAIDER JAFFRI Executed by: Self, Date of Execution: 18/09/2025 , Admitted by: Self, Date of Admission: 18/09/2025 ,Place : Office</p> <p>P-129, NEW CIRCULAR ROAD, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India , PAN No.: acxxxxxx7r,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/09/2025 , Admitted by: Self, Date of Admission: 18/09/2025 ,Place : Office</p>	 18/09/2025	 Captured	 18/09/2025
P-129, NEW CIRCULAR ROAD, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India , PAN No.: acxxxxxx7r,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/09/2025 , Admitted by: Self, Date of Admission: 18/09/2025 ,Place : Office				
3	<p>Name : Mr SAIF HAIDER JAFFRI Son of Mr SARDAR HAIDER JAFFRI Executed by: Self, Date of Execution: 18/09/2025 , Admitted by: Self, Date of Admission: 18/09/2025 ,Place : Office</p> <p>P-129, NEW CIRCULAR ROAD, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India , PAN No.: APxxxxxx6J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/09/2025 , Admitted by: Self, Date of Admission: 18/09/2025 ,Place : Office</p>	 18/09/2025	 Captured	 18/09/2025
P-129, NEW CIRCULAR ROAD, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India , PAN No.: APxxxxxx6J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/09/2025 , Admitted by: Self, Date of Admission: 18/09/2025 ,Place : Office				

4	<p>Name Mr ZAID HAIDER JAFFRI Son of Mr SARDAR HAIDER JAFFRI Executed by: Self, Date of Execution: 18/09/2025 , Admitted by: Self, Date of Admission: 18/09/2025 ,Place : Office</p>	<p>Photo</p>  <p>18/09/2025</p>	<p>Finger Print</p>  <p>Captured</p>	<p>Signature</p> 
	<p>, P-129, NEW CIRCULAR ROAD, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India , PAN No.: BRxxxxxx0Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/09/2025 , Admitted by: Self, Date of Admission: 18/09/2025 ,Place : Office</p>	<p>18/09/2025</p>	<p>LTI</p>	<p>18/09/2025</p>
5	<p>Name Miss SADIA JAFFRI Daughter of Mr SARDAR HAIDER JAFFRI Executed by: Self, Date of Execution: 18/09/2025 , Admitted by: Self, Date of Admission: 18/09/2025 ,Place : Office</p>	<p>Photo</p>  <p>18/09/2025</p>	<p>Finger Print</p>  <p>Captured</p>	<p>Signature</p> 
	<p>, P-129, NEW CIRCULAR ROAD, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Muslim, Occupation: Professionals, Citizen of: India , PAN No.: BBxxxxxx4R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/09/2025 , Admitted by: Self, Date of Admission: 18/09/2025 ,Place : Office</p>	<p>18/09/2025</p>	<p>LTI</p>	<p>18/09/2025</p>

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>JBR INFRASTRUCTURE PRIVATE LIMITED 224 AJC BOSE ROAD, City:- , P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.: AAxxxxxx6J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name Mr SAIF HAIDER JAFFRI (Presentant) Son of Mr SARDAR HAIDER JAFFRI Date of Execution - 18/09/2025 , Admitted by: Self, Date of Admission: 18/09/2025 , Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Sep 18 2025 2:13PM</p>	<p>Finger Print</p>  <p>Captured</p>	<p>Signature</p> 

P-129, NEW CIRCULAR ROAD, City:-, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: APxxxxxx6J, Aadhaar No Not Provided Status : Representative, Representative of : JBR INFRASTRUCTURE PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr FAIZ AHMED Son of Mr IFTEKHAR AHMED 53B, SHAMSUL HUDA ROAD, City:-, P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017		 Captured	
Identifier Of Mr SARDAR HAIDER JAFFRI, Mrs BUSHRA JAFFRI, Mr SAIF HAIDER JAFFRI, Mr SAIF HAIDER JAFFRI, Mr ZAID HAIDER JAFFRI, Miss SADIA JAFFRI	18/09/2025	18/09/2025	18/09/2025

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SARDAR HAIDER JAFFRI	JBR INFRASTRUCTURE PRIVATE LIMITED-5.42667 Dec
2	Mrs BUSHRA JAFFRI	JBR INFRASTRUCTURE PRIVATE LIMITED-5.42667 Dec
3	Mr SAIF HAIDER JAFFRI	JBR INFRASTRUCTURE PRIVATE LIMITED-5.42667 Dec
4	Mr ZAID HAIDER JAFFRI	JBR INFRASTRUCTURE PRIVATE LIMITED-5.42667 Dec
5	Miss SADIA JAFFRI	JBR INFRASTRUCTURE PRIVATE LIMITED-5.42667 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr SARDAR HAIDER JAFFRI	JBR INFRASTRUCTURE PRIVATE LIMITED-100.0000000 Sq Ft
2	Mrs BUSHRA JAFFRI	JBR INFRASTRUCTURE PRIVATE LIMITED-100.0000000 Sq Ft
3	Mr SAIF HAIDER JAFFRI	JBR INFRASTRUCTURE PRIVATE LIMITED-100.0000000 Sq Ft
4	Mr ZAID HAIDER JAFFRI	JBR INFRASTRUCTURE PRIVATE LIMITED-100.0000000 Sq Ft
5	Miss SADIA JAFFRI	JBR INFRASTRUCTURE PRIVATE LIMITED-100.0000000 Sq Ft

Endorsement For Deed Number : I - 160318069 / 2025

On 18-09-2025

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 12:17 hrs on 18-09-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr
SAIF HAIDER JAFFRI ..

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
6,59,05,266/-

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

Execution is admitted on 18/09/2025 by 1. Mr SARDAR HAIDER JAFFRI, Son of Late SHAHENSHAH HUSSAIN
BENGAL, India, PIN - 700017, by caste Muslim, by Profession Business, 2. Mrs BUSHRA JAFFRI, Wife of Mr
Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Business, 3. Mr SAIF HAIDER
Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by
Profession House wife, 4. Mr ZAID HAIDER JAFFRI, Son of Mr SARDAR HAIDER JAFFRI, , P-129, NEW CIRCULAR ROAD, P.O: CIRCUS
AVENUE, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by
Profession Business, 5. Miss SADIA JAFFRI, Daughter of Mr SARDAR HAIDER JAFFRI, , P-129, NEW CIRCULAR
caste Muslim, by Profession Professionals

Indetified by Mr FAIZ AHMED, , , Son of Mr IFTEKHAR AHMED, 53B, SHAMSUL HUDA ROAD, P.O: CIRCUS
AVENUE. Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by profession

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

Execution is admitted on 18-09-2025 by Mr SAIF HAIDER JAFFRI, DIRECTOR, JBR INFRASTRUCTURE PRIVATE
LIMITED, 224 AJC BOSE ROAD, City:- , P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas, West
Bengal, India, PIN:- 700017

Indetified by Mr FAIZ AHMED, , , Son of Mr IFTEKHAR AHMED, 53B, SHAMSUL HUDA ROAD, P.O: CIRCUS
AVENUE, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by profession

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 632.00/- (E = Rs 600.00/- ,H = Rs 28.00/- ,M
(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 632.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by , by Stamp Rs
100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11640, Amount: Rs.100.00/-, Date of Purchase: 15/09/2025, Vendor name: S
Das _



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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2025, Page from 486757 to 486777
being No 160318069 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.10.08 15:16:13 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 08/10/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.