

14358

D-11456/23



2/8/23  
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8/1973734/23

AP 337966

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

Additional District Sub-Registrar,  
Rajarhat, New Town, North 24-Pgs

02 AUG 2023

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

KNOW ALL MEN BY THESE PRESENTS that we, [1] WAHIDA KHATUN , (PAN-KBUPK0308G), (Aadhar No. 7897 1787 9241), (Mob : 9382655070) wife of Md Bodiuzzaman, by faith-Islam, by occupation-House wife, by Nationality-Indian, residing at Village-Sherpur, Post Office-Dokhalbati, Police Station-Margram, District-Birbhum, PIN-731224, West Bengal, [2] MD NAZRUL HAQUE (PAN No. AIJPH6005K), (Aadhar No. 4158 6850 1973) (Mob : 9609541845), son of Naquibul Haque, by faith-Islam, by occupation -Doctor, by Nationality-Indian, residing at Flat No.1B, BL-H, RGM, 7/147, Ayush Residency, Kalipark,



Post Office-Rajarhat Gopalpur, Police Station- Narayanpur, District-North 24 Parganas, PIN-700136, West Bengal, **AND [3] INTEKHAB ALAM** (PAN No. **BCOPA5315B**), (Aadhar No.3616 9567 1085) (Mob : 9126511075), son of Md Abdul Latif, by faith-Islam, by occupation -Business, by Nationality-Indian, residing at Village-Sanmatinagar, Post Office-Sanmatinagar, Police Station-Raghunathganj, District-Murshidabad, PIN-742213, West Bengal, hereinafter collectively called and referred to as **OWNERS/PRINCIPAL/ EXECUTANTS,**  
**SEND GREETINGS :**

**WHEREAS**

- A.** We, the Owners/Principal/Executants herein are the recorded owners and are absolutely seized, possessed, and/or otherwise sufficiently entitled to ALL THAT piece and parcel of Bagan Land measuring more or less 4.50 (Four Point Five Zero) Decimal, out of which, Bagan Land measuring more or less 1.50 decimal comprised in R.S. & L.R. Dag No.467 appertaining to L.R. Khatian No.3991, Bagan Land measuring more or less 1.50 decimal comprised in R.S. & L.R. Dag No.467 appertaining to L.R. Khatian No.3993 and Bagan Land measuring more or less 1.50 decimal comprised in R.S. & L.R. Dag No.467 appertaining to L.R. Khatian No.3990, all lying and situated at Mouza- Kalikapur, J.L.No.40, Police Station- Rajarhat, within Patharghata Gram Panchayet, District-North 24 Parganas, State of West Bengal within the jurisdiction of Additional District Sub-Registrar, Rajarhat, and more particularly described in the "Schedule" hereunder written (hereinafter "said Property").
- B.** By a registered Development Agreement ("**said Agreement**"), being registered with the office of the Additional District Sub Registrar, Rajarhat and recorded in Book No. I as Deed No. 152311453 /2023, executed between the above named Owners and NEXT GENERATION HOUSING PRIVATE LIMITED (hereinafter "Developer"), we, the



Owners/Principal/Executant have granted to the Developer exclusive right to develop the said Property along with the Developer's share in the said property and such other rights as have been recorded in the said Agreement.

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

**NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT** we, the Owners/Principal/Executants herein do hereby nominate, constitute and appoint **NEXT GENERATION HOUSING PRIVATE LIMITED (PAN No-AAHCN2513R)**, a company incorporated under the Companies Act, 2013 and having its registered office at 171/C/1, Picnic Garden Road, Green Residency, Post Office-Tiljala, Police Station-Tiljala, District-South 24 Parganas, PIN-700039, West Bengal, being represented by its Directors, namely **[1] RUKSANA PARVIN, (PAN No.BJAPP0481N) (Aadhar No.6537 6695 4216) (Mob:9007222923)**, wife of Farul Sarkar, by faith-Islam, by occupation-Business, by Nationality-Indian, residing at 171/C/1, Picnic Garden Road, Flat No.2B, Green Residency, Post Office & Police Station-Tiljala, District-South 24 Parganas, Kolkata-700039, West Bengal, **AND [2] RABIUL AWAL UL RAHAMAN, (PAN-AKUPR1866M) (Aadhar No.780780151454), (Mob: 9674923292)**, son of Ajijar Rahaman Sarkar, by faith-Islam, by occupation-Business, by Nationality-Indian, residing at 171/C/1, Picnic Garden Road, Green Residency, Flat No.2A, Post Office-Tiljala, Police Station-Tiljala, District-South 24 Parganas, PIN-700039, West Bengal, to be our true and lawful **Attorney** in our names and on our behalf to do and/or execute all or any of the following acts, deeds, matters and things for us and on our behalf and in our names 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 Patharghata Gram Panchayat/Rajarhat Panchayat Samity/Zilla Parishad/NKDA/HIDCO and/or other authorities.

2. 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.
3. 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 Owners above named and to give the construction contract to such person(s) as the said 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 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 therefor to enter into contracts for supply of materials, labour and for all other services.
4. To amalgamate the said Property with 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.

5. 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.
6. 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.
7. In connection with or relating to the said Property to take action against 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.
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 portion thereof as per demarcation thereof and to make all payments for getting the work done.
9. 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.

10. 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.
11. 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.
12. To appoint and engage Income-tax and GST practitioners, Chartered Accountants, Architects, Surveyors, Engineers, and other professional agents in respect of the project to be constructed on the said Property.
13. 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.
14. To make applications to the Government or Semi-Government Authorities 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.

15. 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.
16. 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.
17. 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.
18. To empower on our behalf and in our name and to represent our 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.
19. To appear and represent us before all concerned public, local and/or private authorities, as may be required and/or advisable for or in



connection with the development of the said property and to make such other actions and things, including making of such agreement(s) and/or such arrangement, as may be conducive and necessary for effectually commencing the construction and/or development work and completing the same.

- 20.** In case the said 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 us 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 derequisitioning or de-reservation or otherwise whatsoever.
- 21.** To deal and correspond with all 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 our 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 Fire Department, BSNL, Pollution Control Board, Airport Authorities, WBSEDCL, Local Panchayat Authority and/or any other Statutory Authority/s.

22. 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, Panchayat, Public or other officers including those of Income-tax as occasion shall arise for any purpose connected with the said development work.
23. 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 mesne profits in respect of the said property.
24. To apply for refund of deposits made or to be made with the concerned Authorities and receive the said refunds.
25. To appear and represent us before the Registrar of Assurances, District Sub Registrar, Additional District Sub-registrar, Notary Public and before other officer(s) or Authority(ies) having jurisdiction over and above the said Property and to present for registration and acknowledge and register or have registered and perfected all Agreement for Sale(s), Deed of Conveyance(s), Memorandum, instrument, writings etc. executed in our names and on our behalf as our duly appointed Constituted Attorney relating to sale and/or transfer of apartments/flats, unit/s, Commercial areas and such other areas including car parking space of the newly constructed multi storied building fallen under Developer's Allocation in full compliance of the terms and conditions of the registered Development Agreement as we could do or have done the same if personally and/or physically present on our behalf.
26. To develop and negotiate sale of the apartments/flats ("Units"), Commercial areas and such other areas including car parking space 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.

27. To advertise in the newspapers for the sale of the Units/Flats 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 our 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/Flats and to do all such necessary acts and things as may be necessary or proper in that behalf.
28. To sign, present and admit execution of the Deed of Conveyance(s), Agreements and/or other instruments and present such Deed of Conveyance(s), Agreements and/or other instruments for registration, on behalf of us, for the effectual sale or lease and/or transfer of apartments/flats, unit(s), Commercial areas and such other areas including car parking space within the Developer's Allocation and for such purpose, to appear before the appropriate authority including District Sub-Registrar, Additional District Sub-Registrar and Registrar of Assurances appointed under the law for the registration of such agreements, deeds, or other instruments.
29. To mortgage the units 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.

30. 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.
31. To do any act, deed or thing, as our said Attorney(s) may deem fit and proper and necessary in the best interest of the development of the said 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.
32. To apply for no objection certificate or necessary permissions from the Panchayat/Municipal Corporation/Local Authorities for occupying the building and to do all acts, deeds or things for the said purpose.
33. To sign and execute all papers, correspondence and all other documents and assurances and documents of any kind whatsoever which we could have done for the completion of the said development work.
34. To sign, transfer forms, documents and writing for transferring the said Property in the records of Government Authority/Municipal Corporation/Panchyat Authorities/NKDA /KMDA/HIDCO and other public authorities and to do all other acts in connection therewith.
35. For all or any of the purposes of and powers, authorities and discretions conferred by these presents to use and to sign all applications, papers, undertakings, terms and conditions as may be required from time to time, in our name or in which we may be in any way interested or to use and sign its name as our Attorney shall think fit without any reference or recourse to us.
36. **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 our 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 its place and we hereby agree that 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.

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

**38. AND GENERALLY,** to do and cause to be done all acts, deeds, matters and things as our 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 we could have personally done.

**39. AND** the said Property mentioned in the Schedule hereinbelow is not situated within the notified area, cantonment area, leasehold property and *thika* tenancy property and no embargo and/or restriction has been imposed by the local Authority/ competent Authority/government Authority for dealing with the said Property and that there is no violation of Section 22A of the Indian Registration Act, 1908 and if any restriction is found to be prevailing, then in such event the Owner/Principal shall be held liable for the same.

**40. THAT** all charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by our said Attorney in exercise of any power or powers herein contained shall be borne and paid by our said Attorney alone.



**AND WE THE ABOVENAMED OWNERS/PRINCIPAL/EXECUTANTS** do hereby agree and undertake to ratify and confirm all and whatsoever the said Attorney may lawfully do or cause to be done under the instant Power of Attorney.

**FIRST SCHEDULE  
(SAID PROPERTY)**

**ALL THAT** piece and parcel of Bagan Land measuring more or less **4.50** (Four Point Five Zero) **Decimal**, out of which, Bagan Land measuring more or less **1.50** decimal comprised in **R.S. & L.R. Dag No.467** appertaining to **L.R. Khatian No.3991**, Bagan Land measuring more or less **1.50** decimal comprised in **R.S. & L.R. Dag No.467** appertaining to **L.R. Khatian No.3993** and Bagan Land measuring more or less **1.50** decimal comprised in **R.S. & L.R. Dag No.467** appertaining to **L.R. Khatian No.3990**, all lying and situated at **Mouza- Kalikapur**, J.L.No.40, Police Station- Rajarhat, within Patharghata Gram Panchayet, District-North 24 Parganas, State of West Bengal and within the jurisdiction of Additional District Sub-Registrar, Rajarhat, being butted and bounded in the manner below:

**ON THE NORTH** : Part of R.S & L.R Dag No.467

**ON THE SOUTH** : Part of R.S & L.R Dag No.467

**ON THE EAST** : Part of R.S & L.R Dag No.467

**ON THE WEST** : Part of R.S & L.R Dag No.467

**TOGETHER WITH** all easement rights and all other rights, appurtenances and inheritances for access and user and all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Owners in the said Property.



Details of the Said Property :

Mouza- Kalikapur, J.L.No.40, under Patharghata Gram Panchayat, Police Station- Rajarhat, District: North 24 Parganas				
Name of the Owners	R.S. & L.R. Dag Nos.	L.R. Khatian Nos.	Area Owned (In Decimal)	Classification
WAHIDA KHATUN	467	3991	1.50 decimal	Bagan
MD NAZRUL HAQUE	467	3993	1.50 decimal	Bagan
INTEKHAB ALAM	467	3990	1.50 decimal	Bagan
TOTAL			4.50 decimal	



**IN WITNESSES WHEREOF** the parties hereto have executed and delivered this Power of Attorney on this 2<sup>nd</sup> day of August, 2023

**WITNESSES:**

1.  
Parvez Hossain  
115/11A, D.H. Road,  
Kolkata-700063

2.  
Sh. Zahid Hossain  
1385 Chowdhury Rd  
Kolkata-700039

1. Wahida Khatun
2. Nazrul Hossain
3. Intekhab Alam

**PRINCIPAL/EXECUTANTS**

NEXT GENERATION HOUSING PVT. LTD.

Russana Parvin.  
Director

NEXT GENERATION HOUSING PVT. LTD.

Bv.  
Director

**ATTORNEY**

**Drafted by:**

Parvez Hossain  
(PARVEZ HOSSAIN)  
Advocate  
Enrolment No. WB/1117/2010  
High Court, Calcutta  
Kolkata-700001



# SPECIMEN FORM FOR TEN FINGER PRINTS



Wahida Khatun

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Nareed Hagne

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Intekhab Alam

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



# SPECIMEN FORM FOR TEN FINGER PRINTS



Russara Farin.



Little



Ring



Middle  
(Left Hand)



Fore



Thumb



Thumb



Fore



Middle  
(Right Hand)



Ring  
(Hand)



Little



*[Signature]*



Little



Ring



Middle  
(Left Hand)



Fore



Thumb



Thumb



Fore



Middle  
(Right Hand)



Ring  
(Hand)



Little



Little

Ring

Middle  
(Left Hand)

Fore

Thumb

Thumb

Fore

Middle  
(Right Hand)

Ring  
(Hand)

Little



WB-2021-SCD-1154		Issue D: 09/09/2005	
Name	PARVEZ HOSSAIN		
S/D/W of	REZAUL K. HOSSAIN		
Blood Gr.	U	D.O.B	12/04/1982
Address	115/11A DIAMOND HARBOUR ROAD KOLKATA 700003		
Authorised to Drive Throughout India			
N.T.	08/09/2025	LMV-NT	13/10/2010
Trans		MCWG	09/09/2005
App No. 81972112		Holder's sign	
Print Date: 26/03/2012		L. Authority South 24 PGS.	

*Parvez Hossain*



## Major Information of the Deed

No :	I-1523-11456/2023	Date of Registration	02/08/2023
Query No / Year	1523-8001973734/2023	Office where deed is registered	
Query Date	02/08/2023 12:15:37 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	PARVEZ HOSSAIN HIGH COURT,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831298659, 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. 3/-	Rs. 10,53,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152311453/2023		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, 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-467 (RS :-)	LR-3991	Bastu	Bagan	1.5 Dec	1/-	3,51,000/-	
L2	LR-467 (RS :-)	LR-3993	Bastu	Bagan	1.5 Dec	1/-	3,51,000/-	
L3	LR-467 (RS :-)	LR-3990	Bastu	Bagan	1.5 Dec	1/-	3,51,000/-	
		<b>TOTAL :</b>			<b>4.5Dec</b>	<b>3 /-</b>	<b>10,53,000 /-</b>	
	<b>Grand Total :</b>				<b>4.5Dec</b>	<b>3 /-</b>	<b>10,53,000 /-</b>	





**Details :**

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>WAHIDA KHATUN</b> Wife of MD BODIUZZAMAN Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office	 02/08/2023	 LTI 02/08/2023	 02/08/2023
,VILLAGE- SHERPUR, City:- Not Specified, P.O:- Dokhalbati, P.S:-Margram, District:-Birbhum, West Bengal, India, PIN:- 731224 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: KBxxxxxx8G, Aadhaar No: 78xxxxxxxx9241, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office			
<b>MD NAZRUL HAQUE</b> Son of NAQUIBUL HAQUE Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office	 02/08/2023	 LTI 02/08/2023	 02/08/2023
7/147, AYUSH RESIDENCY KALIPARK, Flat No: 1B, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Dum Dum Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Muslim, Occupation: Professionals, Citizen of: India, PAN No.: AIxxxxxx5K, Aadhaar No: 41xxxxxxxx1973, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office			
<b>INTEKHAB ALAM</b> (Presentant ) Son of MD ABDUL LATIF Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office	 02/08/2023	 LTI 02/08/2023	 02/08/2023
VILLAGE SANMATINAGAR, City:- Not Specified, P.O:- SANMATINAGAR, P.S:-Raghnathganj, District:-Murshidabad, West Bengal, India, PIN:- 742213 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: BCxxxxxx5B, Aadhaar No: 36xxxxxxxx1085, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office			





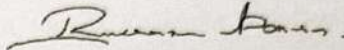



Details :

Name, Address, Photo, Finger print and Signature



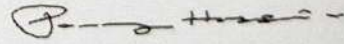
**NEXT GENERATION HOUSING PRIVATE LIMITED**

, 171/C/1 PICNIC GARDEN ROAD, GREEN RESIDENCY, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700039, PAN No.:: AAxxxxxx3R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>RUKSANA PARVIN</b> Wife of Farul Sarkar Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office			
		Aug 2 2023 3:19PM	LTI 02/08/2023	02/08/2023
	, 171/C/1, Picnic Garden Road, Flat No.2B, Green Residency,, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BJxxxxxx1N, Aadhaar No: 65xxxxxxxx4216 Status : Representative, Representative of : NEXT GENERATION HOUSING PRIVATE LIMITED (as Director)			
2	Name	Photo	Finger Print	Signature
	<b>RABIUL AWAL UL RAHAMAN</b> Son of Ajjar Rahaman Sarkar Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office			
		Aug 2 2023 3:18PM	LTI 02/08/2023	02/08/2023
	, 171/C/1, Picnic Garden Road, Green Residency, Flat No.2A,, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx6M, Aadhaar No: 78xxxxxxxx1454 Status : Representative, Representative of : NEXT GENERATION HOUSING PRIVATE LIMITED (as Director)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>PARVEZ HOSSAIN</b> Son of REZAUL HOSSAIN 115/11A, DIAMOND HARBOUR ROAD, City:- Not Specified, P.O:- THAKUPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063			
	02/08/2023	02/08/2023	02/08/2023
Identifier Of RUKSANA PARVIN, RABIUL AWAL UL RAHAMAN, WAHIDA KHATUN, MD NAZRUL HAQUE, INTEKHAB ALAM			

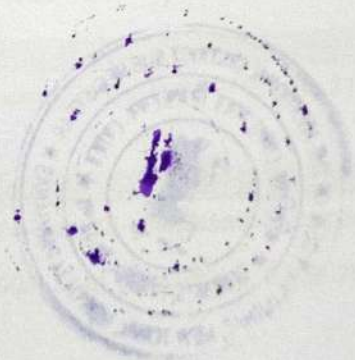


Transfer of property for L1		
	m	To. with area (Name-Area)
	WAHIDA KHATUN	NEXT GENERATION HOUSING PRIVATE LIMITED-1.5 Dec
Transfer of property for L2		
No	From	To. with area (Name-Area)
	MD NAZRUL HAQUE	NEXT GENERATION HOUSING PRIVATE LIMITED-1.5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	INTEKHAB ALAM	NEXT GENERATION HOUSING PRIVATE LIMITED-1.5 Dec

## Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 467, LR Khatian No:- 3991	Owner:ওয়াহিদা খাতুন, Gurdian:মহঃ বদিউজ্জামান, Address:নিজ , Classification:বাগান, Area:0.01000000 Acre,	WAHIDA KHATUN
L2	LR Plot No:- 467, LR Khatian No:- 3993	Owner:মহঃ নজরুল হক, Gurdian:নাকিবুল হক, Address:নিজ , Classification:বাগান, Area:0.01000000 Acre,	MD NAZRUL HAQUE
L3	LR Plot No:- 467, LR Khatian No:- 3990	Owner:ইন্তেখাব আলম, Gurdian:মহঃ আব্দুল লতিফ, Address:নিজ , Classification:বাগান, Area:0.01000000 Acre,	INTEKHAB ALAM





2023

**Date 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 of Indian Stamp Act 1899.

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

Presented for registration at 13:06 hrs on 02-08-2023, at the Office of the A.D.S.R. RAJARHAT by INTEKHAB ALAM , one of the Executants.

**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 10,53,000/-

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

Execution is admitted on 02/08/2023 by 1. WAHIDA KHATUN, Wife of MD BODIUZZAMAN , VILLAGE- SHERPUR, P.O: Dokhalbati, Thana: Margram, , Birbhum, WEST BENGAL, India, PIN - 731224, by caste Muslim, by Profession House wife, 2. MD NAZRUL HAQUE, Son of NAQUIBUL HAQUE , 7/147, AYUSH RESIDENCY KALIPARK, Flat No: 1B, P.O: Rajarhat Gopalpur, Thana: Dum Dum Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by Profession Professionals, 3. INTEKHAB ALAM, Son of MD ABDUL LATIF , VILLAGE SANMATINAGAR, P.O: SANMATINAGAR, Thana: Raghunathganj, , Murshidabad, WEST BENGAL, India, PIN - 742213, by caste Muslim, by Profession Business

Indetified by PARVEZ HOSSAIN, , Son of REZAUL HOSSAIN, 115/11A,DIAMOND HARBOUR ROAD, P.O: THAKUPOKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Advocate

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

Execution is admitted on 02-08-2023 by RUKSANA PARVIN, Director, NEXT GENERATION HOUSING PRIVATE LIMITED, ,171/C/1 PICNIC GARDEN ROAD, GREEN RESIDENCY, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by PARVEZ HOSSAIN, , Son of REZAUL HOSSAIN, 115/11A,DIAMOND HARBOUR ROAD, P.O: THAKUPOKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Advocate

Execution is admitted on 02-08-2023 by RABIUL AWAL UL RAHAMAN, Director, NEXT GENERATION HOUSING PRIVATE LIMITED, ,171/C/1 PICNIC GARDEN ROAD, GREEN RESIDENCY, City:- Not Specified, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by PARVEZ HOSSAIN, , Son of REZAUL HOSSAIN, 115/11A,DIAMOND HARBOUR ROAD, P.O: THAKUPOKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-

**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 813, Amount: Rs.100.00/-, Date of Purchase: 27/06/2023, Vendor name: SWARUP CHANDRA

*Sanjoy Basak*

Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal



of Registration under section 60 and Rule 69.  
ed in Book - I  
e number 1523-2023, Page from 381103 to 381127  
g No 152311456 for the year 2023.



Digitally signed by SANJOY BASAK  
Date: 2023.08.07 15:59:42 +05:30  
Reason: Digital Signing of Deed.

*Sanjoy Basak*

(Sanjoy Basak) 2023/08/07 03:59:42 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.



(This document is digitally signed.)





Digitized by Sanku Bhowmik  
Date: 08.07.2013  
Project: Digitizing of Land



ADDITIONAL DISTRICT SUR REGISTRAR  
KOLKATA, WEST BENGAL, INDIA  
Jagadish Chandra