

399

I 489/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 281144

37948/19

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, MD. FARID HOSSAIN (having PAN: AOBPH5402E), son of Md. Golam Hossain, by Nationality: Indian, by Faith: Islam, by Occupation: Business/Service, Residing at Panihara, Korachandigarh, P.O: Korachandigarh, P.S: Madhyamgram, North 24-Parganas, Pin – 700 130 owner of a piece and parcel of land, more fully described in SCHEDULE hereunder written, do hereby SEND GREETINGS.

Certified that the document is admitted to registration. The document is admitted to registration and the endorsement thereon is attached with this document as a part of the document.

Registrar (U/S 712)
District Sub-Registrar II
24 Pgs (N) Barasat

08 FEB 2019

(2)

WHEREAS the Executants being the absolute Owner, having marketable right, title, interest and physical possession in a piece and parcel of Land measuring an area about **2 Decimals** equivalent to **1 cottah, 03 chittacks 18 sq.ft.** a little more or less in R.S. Dag No. 277 corresponding to **L.R. Dag No. 296**, under L.R. Khatian Nos. 746 & 331, at present under L.R. Khatian Nos. 1642, lying and situated at Mouza Jatragachi, J.L. No. 24, Re Sa No. 195, Touzi No.174, 179, P.S. New Town formerly Rajarhat P.S, under Jangra-Hatiara II Gram Panchayet, Dist. North 24-Parganas, hereinafter morefully described in the Schedule written and hereinafter for the sake of brevity collectively referred to as the **"SAID LAND"/"SAID PROPERTY"**.

WHEREAS I the Principal herein being the absolute Owner of the **"SAID LAND"/"SAID PROPERTY"** under the Schedule hereto, having marketable right, title, interest and physical possession thereof, by a Development Agreement executed by us as the **LAND OWNER/PARTY OF THE FIRST PART** and **M/S. MAHAMANI PROPERTIES PVT. LTD.**" (having **PAN-AAICM4413A**) a Company incorporated under the Companies Act, 1956 having its registered office at ba-17, Sector-1, Salt Lake City, P.O: Bidhannagar, P.S: Bidhannagar (North), Kolkata 700 064, being represented by one of its Director **SRI SANJEEB GUPTA** (having **PAN-ADUPG1777F**), son of Sri Gopal Prasad Gupta, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, residing at ba-17, Sector-1, Salt Lake City, P.O: Bidhannagar, P.S: Bidhannagar (North), Kolkata 700 064, as the **DEVELOPER/ BUILDER/PARTY OF THE SECOND PART** therein on **08.02.2019**, I have agreed to develop my said property through the said **DEVELOPER/ BUILDER** on terms and conditions contained in the said Development or otherwise Joint Venture Agreement executed by and between us, i.e. the Executant/Land Owner in the First Part and the said Developer/Builder on the Second Part.

AND WHEREAS to give true effect to the said Development Agreement and for proper implementation to the terms and conditions thereof, it is necessary to give a Power of Attorney to the said **DEVELOPER/BUILDER** to enable it to get the requisite exemption, permission, sanction etc. from the appropriate and/or competent authorities for smooth execution of the Development work in the "Schedule Property" and also for selling of the units, flats, car parking spaces and other portions in the new buildings proposed to be constructed on the land under the schedule hereto and also for all other practical purposes in terms of the said Development Agreement executed in between us and the said Developer **duly registered at the office of the DSR – II North 24-Parganas, Barasat, recorded in Book No. I, Deed No.04.5.9.....** for the year 2019.

AND ALSO WHEREAS in terms of the said Registered Development Agreement executed by me as being the Land Owner in First Part and said **"M/S. MAHAMANI PROPERTIES PVT. LTD."** being the Developer on the Second Part, it is condition precedent to authorize the said **DEVELOPER/BUILDER** i.e. the said **"M/S. MAHAMANI PROPERTIES PVT. LTD"** for proper execution of construction work in the Schedule hereunder written and as such I, **FARID HOSSAIN** the **PRINCIPAL** herein do hereby nominate, constitute and appoint said **1) M/S. MAHAMANI PROPERTIES PVT. LTD. 2) SRI SANJEEB GUPTA**, one of the Director of said **M/S. MAHAMANI PROPERTIES**

(3)

PVT. LTD." hereinafter be referred to as the Developer/Builder to be my true and lawful Attorney/s to do, execute and perform all or any of the following acts, deeds, matters and things in respect of my said land under the Schedule hereto:-

1. To enter into hold and defend possession of the said land and every part thereof and also to manage maintain and administer the Said Land/Said Property and every part thereof.
2. To sign, execute and submit all plans, documents, statements, papers, undertaking, declarations and plan/s, completion plan with applications and others as may be required for having the plan sanctioned and/or the sanction plan/s modified and/or altered by the Gram Panchayet, Panchayet Samiti, Zilla Parisad, NKDA, HIDCO LUDCP and other Authorities concerned and for obtaining Building/s Completion Certificate therefrom.
3. To appear and represent me before all above necessary authorities including Airport Authority, Metropolitan Development Authority, N.K.D.A, HIDCO LUDCP, SWID, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and Regulation Act, 1976), Gram Panchayet, Panchayet Samiti, Zilla Parisad and or other competent authority or authorities and Government of West Bengal in connection with the sanction and modification and/or alteration of plans and for other necessary affairs in connection to the proposed development of the property.
4. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to submit and take delivery of title deeds concerning the said property and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents sub-Contractors for the aforesaid purpose as the said Attorney/s shall think fit and proper.
5. To Develop the said property by making construction of such type of building or buildings thereon as the said Attorney/s may deem fit and proper and for that purpose to take down demolish and/or remove any house building and/or structure of whatsoever nature on the premises.
6. To appoint and engage on my behalf Surveyors, Pleaders, Advocates or Solicitors wherever and whenever my said Attorney/s shall think fit and proper to do so discharge and/or terminate his or their appointments at their own discretion.
7. To apply for and obtain electricity, gas, water, sewerage, drainage telephone or other connections of any other utility to the said property and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign execute and submit all papers, applications, documents and plans to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
8. To give undertakings, assurances and indemnities, so may be required for the purposes aforesaid.

(4)

9. To apply for and obtain mutation, conversion, amalgamation, separation, updation, correction, modification, alteration or other recording in respect of the Subject Property or any part thereof and from the B.L. & L.R.O., the D.L. & L.R.O., Gram Panchayet, Zilla Parisad, Panchayet Samiti, Metropolitan Development Authority, Collector, District Magistrate, including (ADM), Airport Authority of India, SWID, NKDA, HIDCO LUDCP and any other appropriate authorities as may be deemed fit and proper by the said Attorney/s.

10. To commence prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning said property or any part thereof including relating to acquisition and/or requisition and/or in respect of the said property or any part thereof and if think fit to compromise settle refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Court Civil, Criminal or Revenue, Tribunals including the Hon'ble High Court Kolkata.

11. To receive compensation payable in respect of any acquisition and/or requisition of the said property or any part thereof.

12. To file and defend suits, cases, appeals, applications and whatever nature for and on behalf of or to be instituted preferred by or against any person or persons in respect of the said property and also to present and prosecute writ application in respect thereof.

13. To sign declare and/or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnama, Warrant of Attorney, memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

14. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.

15. To negotiate for sale, lease and or transfer of the 'Said Property' and/ or undivided share or specified shares thereof and to enter into any agreement at any price and with such purchaser/s and/or other person/s my said Attorney/s shall deem fit and proper and to receive earnest money and/or part and/or full consideration thereunder and also to fulfill and enforce mutual obligations thereto.

16. To grant "Consent" and "No Objection Certificate" and permit to Transferees of Units, Parking Spaces and other Transferable Areas to take loans from any Banks or Financial Institutions.

17. To settle the price against suitable terms at my Attorney's sole discretion and to sign and execute any Agreement for Sale, Deed of Mortgage, Deed of Lease for any part or portion of the said properties in favour of any intending purchaser or purchasers, financial institute and/or of lessee or lessees and upon entering into such agreement to receive consideration money partly or fully and to give valid receipt and discharge for the same at the exclusive discretion of my said Attorney/s but only in respect of the flats,

(5)

units and the portions under the "Developer's Allocations" in the proposed building/s within the proposed Housing Enclave togetherwith undivided proportionate share of the Said Land under the Schedule hereto as per terms and conditions of the aforesaid Development Agreement.

18. Upon such receipt of consideration in full to prepare, sign, execute and register all such Conveyance and/or Conveyances, Deed of Transfer, Deed of Lease and/or any such Deeds and Documents in favour of any such purchasers, mortgagees and/or lessees as the case may be and execution and registration of such Deeds to Transfer and convey the rights, title and interest of the Schedule property and / or any portion thereof.

19. To present any or all such Conveyances, Deed of Transfers, and to rectify by Deed of Rectifications and / or any other Deeds or Documents in respect of the Said Properties before the Registrar of Assurances, Kolkata, concerning Sub-Registrar, District Registrar, Additional District Sub-Registrar for registration, to admit and execution and upon receipt of consideration to sign and execute such Deed or Deeds and have the said Conveyances and/or said Deeds and Documents registered and to do all such acts Deeds, things and matters which my said attorney/s shall consider proper and necessary for conveying my said property or any portion thereof.

20. To raise necessary finances including finance from any financial institution or any other authority or authorities or Financial Institution/s and/or Banks and to create mortgage or any other lien over the land or developed property by executing registered Deed of Mortgage and/or keeping the title document/s of land as security in favour of the Lender.

21. For any of the purposes hereinbefore stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents jointly or severally.

AND GENERALLY to acts as our Sole Attorney or Agent in relation to all matters touching our said land and proposed building and on our behalves to do and execute all, instruments, acts, matters, deeds and things as fully and effectually as we would do if personally present; AND we the abovenamed Principals being the absolute owners of the "SAID LAND/SAID PROPERTIES" under the SCHEDULE hereto doth hereby ratify and confirm and agreed to ratify and confirm all and whatsoever our said Attorney/s shall lawfully do or cause to be done in or about the "SAID PROPERTY" described in the Schedule hereunder.

AND that in case of death of any executants, the powers and authority hereunder given shall remain in force for and in respect of the remaining executants, howsoever the legal heirs and successors of the deceased executants shall be bound by the terms of the Development Agreement and as such may execute and register separate Power of Attorney giving identical powers and authority to the present Attorneys to fulfill the terms

(6)

and conditions contained in the Development Agreement as per desire and intention of their predecessor-in-interest/deceased executants.

AND I hereby declare that the power and authority hereby granted is valid and enforceable till the entire "SAID PROPERTY" is fully and properly developed as per terms and conditions contained in the said Development Agreement by the Developer/Builder and that the transfer and/or conveyance of the flats, car parking spaces, shops and others together with undivided proportionate share of the land under the Developer's Allocation are conveyed to the Purchaser/s and Association of Apartment Owners is/are registered and starts functioning. This Power of Attorney is executed and presented for registration after registration of the Development Agreement executed by us on 08.02.2019.

Be it mentioned hereto that this Power of Attorney in relation to the aforesaid registered Development Agreement executed by us and the said Developer/Builder on 08.02.2019....., shall be read and interpreted analogously considering both the documents a single document and transaction for it's legal interpretation.

THE SCHEDULE ABOVE REFERRED TO:

(The Said Land Owned by the First Parties)

at present "BASTU"

ALL THAT piece and parcel of Land measuring an area of **2 Decimals** equivalent to **1 cottah, 03 chittacks 18 sq.ft.** be the same a little more or less comprised in part of R.S. Dag No. 277 corresponding to **L.R. Dag No. 296**, under L.R. Khatian Nos. 746, 331, New L.R. Khatian Nos.1642, lying situated at **Mouza: Jatragachi**, J.L. No. 24, Re Sa No. 195, Touzi No.174, 179, Police Station – New Town formerly under Police Station Rajarhat, within the local limits of Jyangra-Hatiara No. II Gram Panchayat Additional District Sub-Registry Office at New Town, Rajarhat, District: 24-Parganas (North) and the 'Said Land' is Butted And Bounded as follows:

On the North by : By land under L.R. Dag No. 296(P);
On the South by : By land under L.R. Dag No. 296(P);
On the East by : By land under L.R. Dag No. 296(P);
On the West by : By land under L.R. Dag No. 296(P) & 6' feet wide
Common Passage;

(7)

IN WITNESSES WHEREOF I the abovenamed **PRINCIPAL** in participation of the abovenamed **ATTORNEY** have executed these presents on this the 8th day of February in the year Two Thousand And Nineteen.

WITNESSES:-

1. Chandranath Das
BA-17, Salt Lake, Sector-I
Kolkata - 700 064.

2. Gitanjali Das

Md. Farid Hossain

PRINCIPAL

MAHAMANI PROPERTIES PVT. LTD.

Sangeeta Singh

Director

ATTORNEY

Subrata Mallik
Subrata Mallik
(Adv)
Barasat Court
Enroll No. F31/31 of 1987.

SPECIMEN FORM FOR TEN FINGER PRINTS

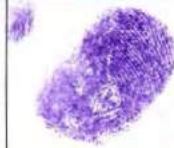
Signature of the
Executants/Presentants



Md. Farid Hossain

LEFT HAND

Little	Ring	Middle	Fore	Thumb
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RIGHT HAND

Thumb	Fore	Middle	Ring	Little
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LEFT HAND

Little	Ring	Middle	Fore	Thumb
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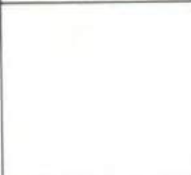
RIGHT HAND

Thumb	Fore	Middle	Ring	Little
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LEFT HAND

Little	Ring	Middle	Fore	Thumb
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RIGHT HAND

Thumb	Fore	Middle	Ring	Little
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LEFT HAND

Little	Ring	Middle	Fore	Thumb
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RIGHT HAND

Thumb	Fore	Middle	Ring	Little
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आयकर विभाग
INCOME TAX DEPARTMENT
MD FARID HOSSAIN
MOHD GOLAM HOSSAIN
10/02/1976
Permanent Account Number
AOBPH5402E
Signature

भारत सरकार
GOVT. OF INDIA



Md. Farid Hossain



भारत सरकार
GOVERNMENT OF INDIA



মোঃ ফরিদ হোসেন
Md Farid Hossain
জন্মতারিখ/DOB: 10/02/1976
পুরুষ/ MALE
Mobile No: 9038991995



5440 0923 0657
VID : 9105 9283 6581 2511

আমার আধার, আমার পরিচয়

Md. Farid Hossain



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O মোঃ গোলাম হোসেন, পানিহাড়া, কোড়াচন্দীগড়,
মধ্যমগ্রাম (এম), উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700130

Address :
S/O Md Golam Hossain, Panihara,
Korachandigarh, Madhyamgram (m), North
24 Parganas,
West Bengal - 700130



1947
1800 300 1947

help@uidai.gov.in www.uidai.gov.in

www

P.O. Box No. 1947,
Bangalore-560 001



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

CKW1067644



নির্বাচকের নাম : মোঃ ফরিদ হোসেন

Elector's Name : Md Farid Hossain

পিতার নাম : মহঃ গোলাম হোসেন

Father's Name : Md Golam Hosen

লিঙ্গ/Sex : পুং / M

জন্ম তারিখ : XX/XX/1976

Date of Birth

- Md. Farid Hossain

CKW1067644

ঠিকানা:

পানিহারা পশ্চিম, মধ্যমগ্রাম, উত্তর
২৪ পরগণা-700130

Address:

PANIHARA WEST, MADHYAMGRAM,
MADHYAMGRAM, NORTH 24
PARGANAS-700130

Date: 04/12/2018

118 - মধ্যমগ্রাম নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for

118 - Madhyamgram Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার পিঠে নাম
ভেদে ও একই বছরের নতুন সচিষ্ট পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAICM4413A



नाम / Name
MAHAMANI PROPERTIES PRIVATE
LIMITED

निगमन / गठन की तारीख
Date of Incorporation / Formation
14/02/2013

20032018

MAHAMANI PROPERTIES PVT. LTD. .v

Sangeet Gupta

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADUPG1777F

नाम/ Name
SANJEEB GUPTA

पिता का नाम/ Father's Name
GOPAL PRASAD GUPTA

जन्म की तारीख/ Date of Birth
08/01/1972

Sanjeeb Gupta
हस्ताक्षर/ Signature



04052017

Sanjeeb Gupta



भारत सरकार

GOVERNMENT OF INDIA



संजीव गुप्त
Sanjeeb Gupta
जन्मतिथि/DOB: 08/01/1972
पुरुष/ MALE
Mobile No: 9331018605



5353 7491 8356

VID : 9127 1105 7719 5526

MEERA AADHAAR, MERI PEHCHAN

Sanjeeb Gupta



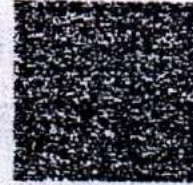
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार...

ठिकाना:
गोपाल प्रसाद गुप्त, बी ए - 17, सॉल्ट लेक सिटी,
सेक्टर - 1, कोलकाता, बिदहाननगर (एम), उत्तर २४
परगना,
पश्चिम बंग - 700064

Address :

S/O Gopal Prasad Gupta, B A - 17, Salt Lake
City, Sector - 1, Kolkata, Bidhannagar(M),
North 24 Parganas,
West Bengal - 700064



1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 20 / 139 / 663463

পরিচয় পত্র



Elector's Name

Gupta Sanjib

নির্বাচকের নাম

গুপ্তা সঞ্জিব

Father/Mother/
Husband's Name

Gopalprasad

পিতা/মাতা/স্বামীর নাম

গোপালপ্রসাদ

Sex

M

লিঙ্গ

পুং

Age as on 1.1.1995

25

১১.১১.৯৫-এ বয়স

২৫

Sanjib Gupta

Address

9 SaltLake Block AB Bidhannagar,
North 24 Parganas

ঠিকানা

৯ সল্টলেক ব্লক এবি, বিধাননগর,
উত্তর ২৪ পরগণা

S. S. Gupta

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 139 -BELGACHIA EAST

Assembly Constituency

১৩৯ -বেলগাছিয়া পূর্ব

বিধানসভা নির্বাচন ক্ষেত্র

Place

Calcutta

স্থান

কলিকাতা

Date

19.07.95

তারিখ

১৯.০৭.৯৫



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
BWC1135490



নির্বাচকের নাম : সুদাম হালদার

Elector's Name : Sudam Halder

পিতার নাম : সবেশ্বর হালদার

Father's Name : Sabersshwar Halder

লিঙ্গ / Sex : পুরুষ / M

জন্ম তারিখ : 01/01/1970
Date of Birth : 01/01/1970

Sudam Halder

BWC1135490

ঠিকানা:

138 জ্যোতিনগর সূর্য সেন নগর 10 দুমদুম উত্তর 24
পরগণা 700074

Address:

134 JyotinagarSurya Sen Nagar 10
Dumdum North 24 Parganas 700074

Sudam Halder

Date: 02/08/2007

138-নম্বর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
138-Dum Dum Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
তোলা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট কর্তৃক এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
In the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

27800001

Major Information of the Deed

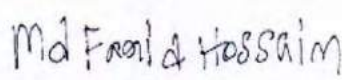
Deed No :	I-1502-00469/2019	Date of Registration	08/02/2019
Query No / Year	1502-1000037947/2019	Office where deed is registered	
Query Date	08/02/2019 12:11:19 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sudam Halder 134 S S Nagar, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830586956, Status : Solicitor firm		
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. 1/-	Rs. 33,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 25/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150200459/2019		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-296	LR-1642	Bastu	Shali	2 Dec	1/-	33,00,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :					2Dec	1 /-	33,00,000 /-	

Principal Details :

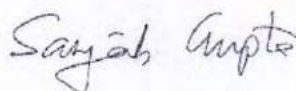
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mohammad FARID HOSSAIN Son of Md Golam Hossain Executed by: Self, Date of Execution: 08/02/2019 , Admitted by: Self, Date of Admission: 08/02/2019 ,Place : Office	Photo 	Fingerprint 	Signature 
		08/02/2019	LTI 08/02/2019	08/02/2019
Vill: Panihara, Korachandigarh, P.O:- Korachandigarh, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700130 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AOBPH5402E, Status :Individual, Executed by: Self, Date of Execution: 08/02/2019 , Admitted by: Self, Date of Admission: 08/02/2019 ,Place : Office				

Major Information of the Deed :- I-1502-00469/2019-08/02/2019

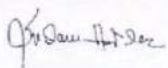
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MAHAMANI PROPERTIES PRIVATE LIMITED BA-17, Salt Lake City, Sector-1, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.: AAICM4413A, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SANJEEB GUPTA (Presentant) Son of Shri Gopal Prasad Gupta Date of Execution - 08/02/2019, , Admitted by: Self, Date of Admission: 08/02/2019, Place of Admission of Execution: Office			
		Feb 8 2019 2:12PM	LTI 08/02/2019	08/02/2019
BA-17, Sector-1, Salt Lake City, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADUPG1777F Status : Representative, Representative of : MAHAMANI PROPERTIES PRIVATE LIMITED (as director)				

Identifier Details :

Name & address
Sudam Halder Son of Late Sarbeswar Halder 134 S S Nagar, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mohammad FARID HOSSAIN, Shri SANJEEB GUPTA

08/02/2019

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mohammad FARID HOSSAIN	MAHAMANI PROPERTIES PRIVATE LIMITED-2 Dec

Major Information of the Deed :- I-1502-00469/2019-08/02/2019

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 296, LR Khatian No:- 1642	Owner:মেসার্স পাশওয়ার্ড সেলস , Gurdian:প্রা:লি: , Address:20, লাউডন স্ট্রীট, কলিকাতা:-16 , Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150200469 / 2019

On 08-02-2019

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 13:29 hrs on 08-02-2019, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Shri SANJEEB GUPTA ,.

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 33,00,000/-

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

Execution is admitted on 08/02/2019 by Mohammad FARID HOSSAIN, Son of Md Golam Hossain, Vill: Panihara, Korachandigarh, P.O: Korachandigarh, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Muslim, by Profession Business

Indetified by Sudam Halder, , , Son of Late Sarbeswar Halder, 134 S S Nagar, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Business

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

Execution is admitted on 08-02-2019 by Shri SANJEEB GUPTA, director, MAHAMANI PROPERTIES PRIVATE LIMITED (Private Limited Company), BA-17, Salt Lake City, Sector-1, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Indetified by Sudam Halder, , , Son of Late Sarbeswar Halder, 134 S S Nagar, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25/- (E = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 25/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2731, Amount: Rs.100/-, Date of Purchase: 16/01/2019, Vendor name: Mita Dutta



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1502-00469/2019-08/02/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2019, Page from 14726 to 14747

being No 150200469 for the year 2019.



Digitally signed by AMITAVA DATTA
Date: 2019.02.08 17:32:03 +05:30
Reason: Digital Signing of Deed.

(Amitava Dutta) 08-02-2019 17:31:25

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)