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**DATED THIS 23<sup>RD</sup> DAY OF NOVEMBER 2022**  
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**BETWEEN**

**MR. RAUNACK RUNGTA ..... PRINCIPAL/OWNER**

**AND**

**AARIFA DEVELOPERS (P) LTD. .... ATTORNEY/DEVELOPER**

**DEVELOPMENT POWER OF ATTORNEY**

**NISHANT KR. SARAF ADVOCATES**

8, Old Post Office Street

2<sup>nd</sup> Floor, Kolkata-700001

Phone: 9830235575

Email: nishantsaraf1976@gmail.com



15237/22

T-15255/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted for Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document. AE 699121

23/11/22 - 50 am  
8-8/2221103

District Sub-Register-II  
Alipore, South 24-Parganas

23 NOV 2022

**DEVELOPMENT POWER OF ATTORNEY**

In connection of registered Development Agreement dated <sup>23<sup>rd</sup></sup> November, 2022 was entered into between the Owner and the Developer which has been registered before the D.S.R-II, South 24 Parganas, and duly recorded in Book No. I, Deed No. <sup>15241</sup>..... for the year 2022.

THIS DEVELOPMENT POWER OF ATTORNEY is made on this <sup>23<sup>rd</sup></sup> November, Two Thousand and Twenty Two (2022).

BETWEEN

Secretary must



107642

Mishani K. Sarai, Advocates  
8, Old Post Office Street,  
2nd Floor, Kolkata-700 001

NAME.....  
ADD.....  
Rs.....  
**21 SEP 2022**  
**SURANJAN MUKHERJEE**  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1

21 SEP 2022

21 SEP 2022

District Sub-Registrar-II  
South 24 Parganas

23 NOV 2022



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS ALIPORE  
**23 NOV 2022**

(1) **MR. RAUNACK RUNGTA (PAN : AWZPR 1113 L) (Aadhar No. 6568 2811 5167), (Mobile No. 90071 14558)**, son of Late Rajendra Kumar Rungta, by Nationality Indian, By Faith Hindu, By Occupation Business, of 19A, Sarat Bose Road, "Rameswara Apartment" Kolkata 700 020, Post Office & Police Station Bhawanipur, (2) **MR. SREYANS MUNOT (PAN AJRPM7975Q) (Aadhar No. 5452 8170 7125)**, son of Mr. Parash Mall Munot, by Nationality Indian, by Faith Hindu, by Occupation Business, residing at 14, Kshirod Ghosh Road, Post Office Howrah GPO, Police Station Golabari, Howrah – 711101, (3) **MRS. SHIVANI JAIN (PAN ARWPS4832M) (Aadhar No. 3383 1183 0760)**, wife of Mr. Hemant Jain, by Nationality Indian, by Faith Hindu, by Occupation Service, residing at Plot No. 100/6 & 100/7, 32/5, Sahapur Colony, Block J, Post Office & Police Station New Alipore, Kolkata- 700053 And (4) **MR. PARASHMAL MUNOT alias PARAS MAL MUNOT (PAN: AKQPM7341G) (Aadhar No. 3374 2436 2410)**, son of Late Joharilal Munot, by Nationality Indian, By Faith Hindu, By Occupation Business, residing at 14, Kshirod Ghosh Road, Block-D, 7<sup>th</sup> Floor, Post Office - Howrah GPO, Police Station Golabari, Howrah-711101, hereinafter referred to as the '**OWNER**' (which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their respective executors, administrators, successor in office and/or successors in office and/or assigns), of the **ONE PART.**

**A N D**

**M/S. AARIFA DEVELOPERS PRIVATE LIMITED (Income Tax PAN: AAXCA2517J), (TAN : CALA31970B), (CIN : U45400WB2022PTC255177)**, a company incorporated and registered under the provisions of the Companies Act, 2013, having its registered office at 3, Royd Lane, Elliot Road, Police Station & Post Office – Park Street, Kolkata – 700 016, duly represented by one of its director, **MOHAMAD KAMAL ASHRAF, (PAN: AIFPA3630H), (Aadhar No. 8542 4231 4855), (Mobile No. 98310 72851)** son of Haji Md. Samsuddin, by Nationality Indian, by Faith Islam, by Occupation Business, residing at 110/H/7B, Elliot Road, Police Station & Post Office – Park Street, Kolkata – 700 016, hereinafter called the "**DEVELOPER**" (which expression shall unless be excluded by or repugnant to the context be deemed to mean and include its successor or successors in office) of the **OTHER PART.**

1. The Owners are seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of **Bastu Land** measuring an area of **10 (Ten) Cottahs 11 (Eleven) Chittaks 5 (Five) Sq. Ft.** situated at Mouza - Nayabad, Touzi No. 56, Revenue Survey No. 3, J.L No. 25, comprised in R.S. Dag No. 194, L.R. Khatian No. 2760, present L.R. Khatian Nos. 2815, 2816, 2817 and 2828, known as K.M.C. Premises No. 3453, Nayabad, Assessee No. 31-109-08-6882-6, K.M.C. Ward No. 109, Borough No. XII, Police Station



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Panchasayar (formerly Purba Jadavpur, formerly Kasba), Kolkata - 700 094, (the **Said Premises**) more fully and particularly described in the of the **SCHEDULE** hereunder written.

2. **AND WHEREAS** the aforesaid **Owners and AARIFA DEVELOPERS PRIVATE LIMITED** being desirous of developing the **Said Premises** entered into a registered Development Agreement on 23.11.2022, which was registered before the D.S.R. - II, South 24 Parganas, and recorded in Book No. - I, Being No. 15241.... for the year 2022 (said Development Agreement) in respect of the **Said Premises** on the terms and conditions stated therein.
3. **AND WHEREAS** in terms of the said registered Development Agreement We doth hereby execute this Development Power of Attorney regarding construction and all related work of construction including right to sell and transfer and to deal with the various flats, shops, car parking spaces and all saleable are in the building of the said Premises as follows:—

*Sreyans munot*

#### **DEVELOPMENT POWER OF ATTORNEY**

**BE** it known to all that We, **MR. RAUNACK RUNGTA (PAN : AWZPR 1113 L) (Aadhar No. 6568 2811 5167)**, son of Late Rajendra Kumar Rungta, by Nationality Indian, By Faith Hindu, By Occupation Business, of 19A, Sarat Bose Road, "Rameswara Apartment" Kolkata 700 020, Post Office & Police Station Bhawanipur, (2) **MR. SREYANS MUNOT (PAN AJRPM7975Q) (Aadhar No. 5452 8170 7125)**, son of Mr. Parash Mall Munot, by Nationality Indian, by Faith Hindu, by Occupation Business, residing at 14, Kshirod Ghosh Road, Post Office Howrah GPO, Police Station Golabari, Howrah - 711101, (3) **MRS. SHIVANI JAIN (PAN ARWPS4832M) (Aadhar No. 3383 1183 0760)**, wife of Mr. Hemant Jain, by Nationality Indian, by Faith Hindu, by Occupation Service, residing at Plot No. 100/6 & 100/7, 32/5, Sahapur Colony, Block J, Post Office & Police Station New Alipore, Kolkata- 700053 And (4) **MR. PARASHMAL MUNOT alias PARAS MAL MUNOT (PAN: AKQPM7341G) (Aadhar No. 3374 2436 2410)**, son of Late Joharilal Munot, by Nationality Indian, By Faith Hindu, By Occupation Business, residing at 14, Kshirod Ghosh Road, Block-D, 7<sup>th</sup> Floor, Post Office - Howrah GPO, Police Station Golabari, Howrah-711101, the Principal/Executant hereof, as per terms of the development agreement this document as a whole we being the owner agreeing to execute this Development Power of Attorney in favour of the Developer herein in respect of **Said Premises** as aforesaid, that being necessary for completion of the development project respecting the same, **NOW IT BE KNOWN TO ALL MEN BY THESE PRESENTS** that we, appoint, nominate and constitute, **AARIFA DEVELOPERS PRIVATE LIMITED (Income Tax PAN: AAXCA2517J), (TAN :**



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SOUTH 24 PARGANAS, COORE  
23 NOV 2022



**CALA31970B**), (CIN : U45400WB2022PTC255177), a company incorporated and registered under the provisions of the Companies Act, 2013, having its registered office at 3, Royd Lane, Elliot Road, Police Station & Post Office – Park Street, Kolkata – 700 016, duly represented by one of its director, **MD. KAMAL ASHRAF**, (PAN: AIFPA3630H), (Aadhar No. 8542 4231 4855), son of Haji Md. Samsuddin, by Nationality Indian, by Faith Islam, by Occupation Business, residing at 110/H/7B, Elliot Road, Police Station & Post Office – Park Street, Kolkata – 700 016 the party of the **Other Part herein**, as our true and lawful **ATTORNEY** for ourselves and in our name and on our behalf, and to act and/or represent me and to do, execute and perform or cause to be done all acts, deeds and things that is to say:-

1. To construct a multi storied building up to maximum height permissible on our aforesaid Bastu Land as per sanction building plan **Permit No. 2020120443** dated 22.03.2021 sanctioned by the Kolkata Municipal Corporation and to exploit the share of flats, construction and garages/ car parking space as mentioned in the above Registered Development Agreement by Sale and transfer the same as mentioned in the said Registered Development Agreement.
2. To sign and execute any Agreement for Sale, Deed of Conveyance(s) and rectification deed, cancellation Deed any other document before any appropriate registration authority on our behalf in respect of flats and car parking space and other spaces together with proportionate share of land wherein the said proposed building to be constructed by the said Attorney, and the developer herein to receive consideration money from the intending purchaser/purchasers and also to execute and register any other documents in respect of Flats, Garages/ Car Parking Spaces of Owners/Developer as mentioned in the said Development Agreement.
3. To open the Bank accounts as required under the laws / rules applicable at the relevant point of time, in any bank with the standing instructions to the banker to transfer 48% of the funds out of the total amount received in such account directly to the credit of the Owner's Bank account to be maintained in the same bank and branch without any further action on the part of the Developer.
4. To develop the said land by construction of building and/or structure thereon and for the said purpose to do all soil testing, excavation and all other work whatsoever morefully and particularly described in the **Schedule** here under written.
5. To sign and submit all papers and/or any documents relating to the building plan before the Kolkata Municipal Corporation and or other competent



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authorities, for the purpose of sanction or re-sanction of the building plan in respect of the said land, and also obtain the sanction plan and completion certificate from the said authority and also submitted to take steps for sanction of Revised Building Plan and/or additional building plan for construction of a G+7 storied building.

6. To apply and obtain electricity, water, sewerage, fire brigade, police authority, permit for lift and also completion and other certificate from the competent authorities and or other connections of any other utilities from appropriate authorities or from the Kolkata Municipal Corporation and/ or other competent authorities.
7. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, and demands, touching any of the matters aforesaid and also if thought fit, to compromise, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid, before any Court, Civil, Criminal or revenue, including Rent Controller and Small Causes Court and Income Tax authority up to Hon'ble Supreme Court.
8. To accept notices and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons.
9. To receive and pay and/or deposit all moneys, including Court fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof.
10. After construction of the Building, to sign and submit all papers, applications and deal with such authority and authorities in any manner as may be required.
11. To engage and appoint architects and consultants, cause preparation of building plans, appear before the Kolkata Municipal Corporation and other authorities and Government Departments and/or officers and also all other State, Executive, Judicial or Quasi-Judicial, Municipal and other authorities and also all courts and Tribunals, for all matters connected with the development and construction of the Building and/or other buildings on the Land and connections of utilities, to sign all petitions, Vakalatnamas, memo of appeal and other papers and documents.
12. To pay all outgoing, including municipal tax in Kolkata Municipal Corporation, Revenue and other charges whatsoever, payable for and on account of the Said Land.





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13. To appear and represent us before any court of land up to Hon'ble Supreme Court and to prosecute and/or defend us and also to engage Advocate/Advocates on our behalf and to sign on any paper, documents, plaint, petitions, objection, affidavit in opposition, verification and affidavit and also to pay fees to the Ld. Advocates and also to depose on our behalf and also settle the cases as our said Attorney will deem fit and proper.
14. To appear before any other authorities like B.L. & L.R.O., Urban Land ceiling department, police Authorities, Kolkata Municipal Corporation and or other competent authorities, Electricity Authority, Fire Brigade and also to sign on any papers and documents as would be necessary.
15. And the Principal/Owner hereby ratify confirm and agree or undertake to ratify and confirm all whatsoever my said Attorney or agents appointed under this power hereinabove contained shall lawfully do, or cause to be done in the right of, or by virtue of these presents.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**SAID PREMISES**

**ALL THAT** piece and parcel of **Bastu Land** measuring an area of **10 (Ten) Cottahs 11 (Eleven) Chittaks 5 (Five) Sq. Ft.** whereon standing the Tin shed structure measuring an area of 100 (One Hundred) Sq. Ft., situated at **Mouza - Nayabad**, Touzi No. 56, Revenue Survey No. 3, J.L No. 25, comprised in **R.S. Dag No. 194**, L.R. Khatian No. 2760, present L.R. Khatian Nos. 2815, 2816, 2817 and 2828, known as K.M.C. Premises No. 3453, Nayabad, Assessee No. 31-109-08-6882-6, K.M.C. Ward No. 109, Borough No. XII, Police Station Panchasayar (formerly Purba Jadavpur, formerly Kasba), Kolkata - 700 094 and the entire property is butted and bounded by:

**ON THE NORTH** : By 30'-0" wide Road;  
**ON THE SOUTH** : By 40'-0" wide K.M.C. Road;  
**ON THE EAST** : By Land of others;  
**ON THE WEST** : By Land of others.



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IN WITNESS WHEREOF the parties hereto above named set and subscribed their respective hands and signature on this deed on the day, month and year first above written.

**SIGNED, & DELIVERED BY THE OWNER AT KOLKATA IN THE PRESENCE OF**

**Witness:**

1. Sanjeet Mahato

2. Rima Biswas  
8, Old Post Office  
Street kolkata-1

Shivani Jain  
Pankajal Murali  
Sreyas Murali  
Ramach Rupa

**PRINCIPAL**

**SIGNED, SEALED & DELIVERED BY THE DEVELOPER AT KOLKATA IN THE PRESENCE OF**

1. Sanjeet Mahato  
8, Old Post Office  
Street kolkata-1

2. Rima Biswas

AARIFA DEVELOPERS PVT. LTD

NK Saraf  
Director

**Constituted Attorney/Developer**

Drafted by me,

Nishant Kr. Saraf = Advocate

**Mr. Nishant Kr. Saraf, Advocate (Enrolment No. F-314/2002)**

**Nishant Kr. Saraf Advocates**

8, Old Post Office Street, 2<sup>nd</sup> Floor, Kolkata 700 001.

Email: [nishantsaraf1976@gmail.com](mailto:nishantsaraf1976@gmail.com)

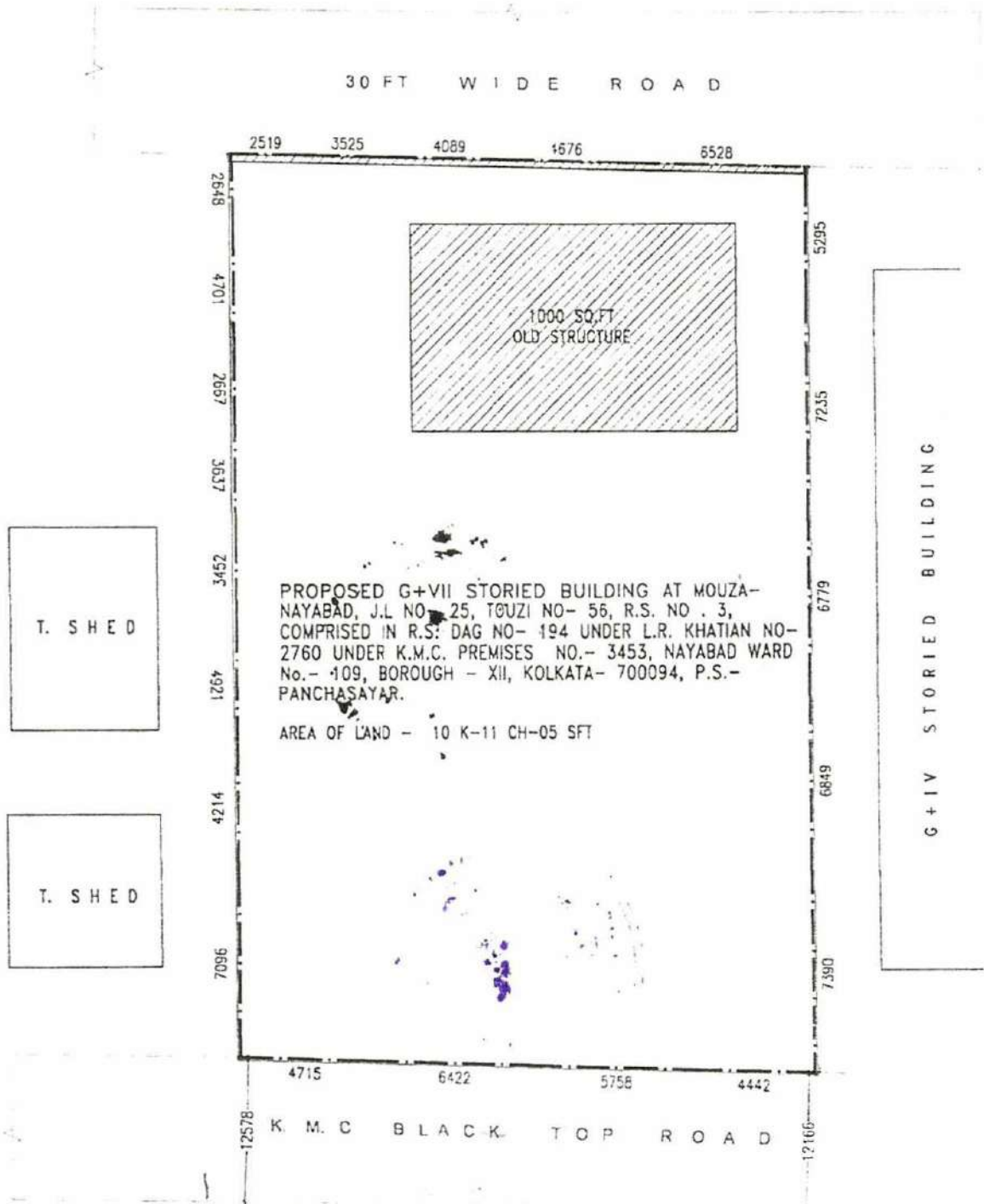
Phone: 9830235574 -



DISTRICT SUB REGISTRAR-II  
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23 NOV 2022

PROPOSED G+VII STORIED BUILDING AT MOUZA- NAYABAD, J.L NO- 25, TOUZI NO- 56, R.S. NO . 3, COMPRISED IN R.S. DAG NO- 194 UNDER L.R. KHATIAN NO- 2760 UNDER K.M.C. PREMISES NO.- 3453, NAYABAD WARD No.- 109, BOROUGH - XII, KOLKATA- 700094, P.S.- PANCHASAYAR.

AREA OF LAND - 10 K-11 CH-05 SFT



AARIFA DEVELOPERS PVT.LTD  
*(Signature)*  
 Director

*Shivani Jain*  
*Parasmal munda*  
*Sreyas munda*  
*Ramesh Bha.*





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SOUTH 24 PGS ALIPORE  
23 NOV 2022

**SPECIMEN FORM FOR TEN FINGERPRINTS**



*Ramachandra*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Satyam*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Shivani Jain*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PARGANAS  
23 NOV 2022



**SPECIMEN FORM FOR TEN FINGERPRINTS**



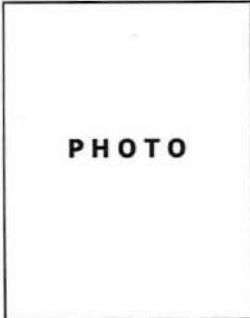
*Rajasmol munda*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*N. S. N.*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



**PHOTO**

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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## Major Information of the Deed

Deed No :	I-1602-15255/2022	Date of Registration	23/11/2022
Query No / Year	1602-8003321103/2022	Office where deed is registered	
Query Date	23/11/2022 11:52:59 AM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANTOSH RAUT Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830653195, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,90,23,088/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160215241/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

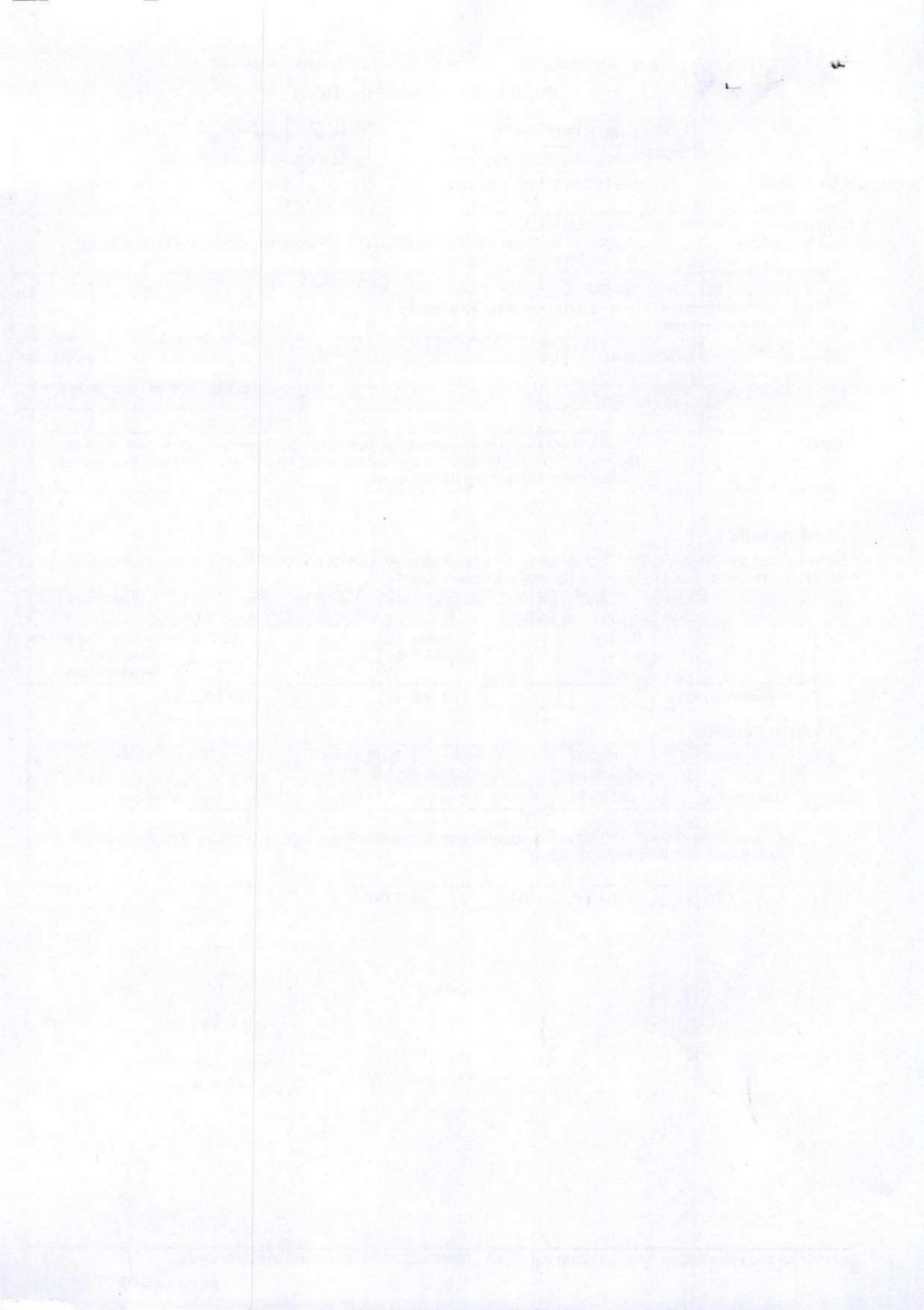
### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3453, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	10 Katha 11 Chatak 5 Sq Ft		1,89,96,088/-	Width of Approach Road: 40 Ft., , Project Name :
<b>Grand Total :</b>				<b>17.6458Dec</b>	<b>0 /-</b>	<b>189,96,088 /-</b>	



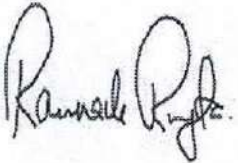


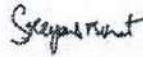


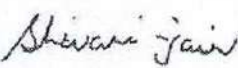
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>0 /-</b>	<b>27,000 /-</b>	

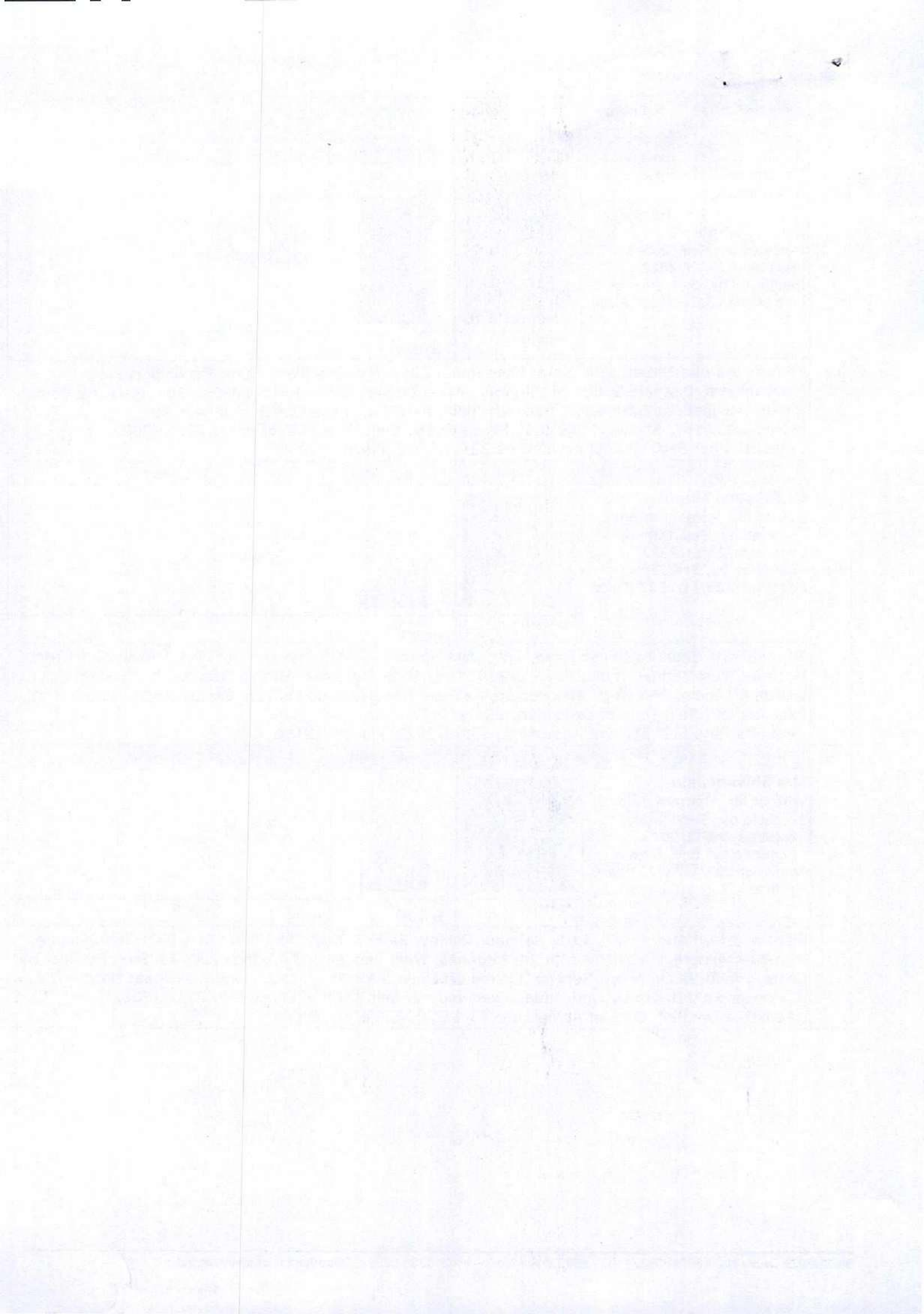






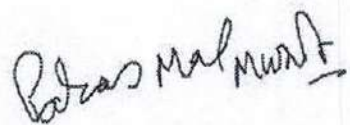
**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Raunack Rungta (Presentant)</b> Son of Late Rajendra Kumar Rungta Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office			
	23/11/2022	LTI 23/11/2022	23/11/2022	
Rameswara Apartment, 19A, Sarat Bose Road, City:- Not Specified, P.O:- Bhwanipur, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: awxxxxxx3I, Aadhaar No: 65xxxxxxxx5167, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office				
2	<b>Name</b> <b>Mr Sreyans Munot</b> Son of Mr Parash Munot Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office			
	23/11/2022	LTI 23/11/2022	23/11/2022	
14, Kshirode Chandra Ghosh Road, City:- Not Specified, P.O:- Howrah Gpo, P.S:-Golabari, District:- Howrah, West Bengal, India, PIN:- 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ajxxxxxx5q, Aadhaar No: 54xxxxxxxx7125, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office				
3	<b>Name</b> <b>Mrs Shivani Jain</b> Wife of Mr Hemant Jain Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office			
	23/11/2022	LTI 23/11/2022	23/11/2022	
Plot No. 100/6 And 100/7, 32/5, Sahapur Colony, Block J, City:- Not Specified, P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: arxxxxxx2m, Aadhaar No: 33xxxxxxxx0760, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office				







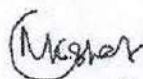


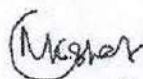


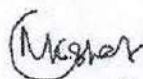


Name	Photo	Finger Print	Signature
<b>Mr Parashimal Munot,</b> <b>(Alias: Paras Mal Munot)</b> Son of Late Joharilal Munot Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office	 23/11/2022	 LTI 23/11/2022	 23/11/2022
Kshirode Chandra Ghosh Road, City:- Not Specified, P.O:- Howrah Gpo, P.S:-Golabari, District:- Howrah, West Bengal, India, PIN:- 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx1g, Aadhaar No: 33xxxxxxxx2410, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office			



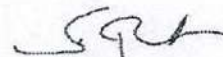
#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>AARIFA DEVELOPERS PRIVATE LIMITED</b> 3 ROYD LANE, ELLIOT ROAD, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

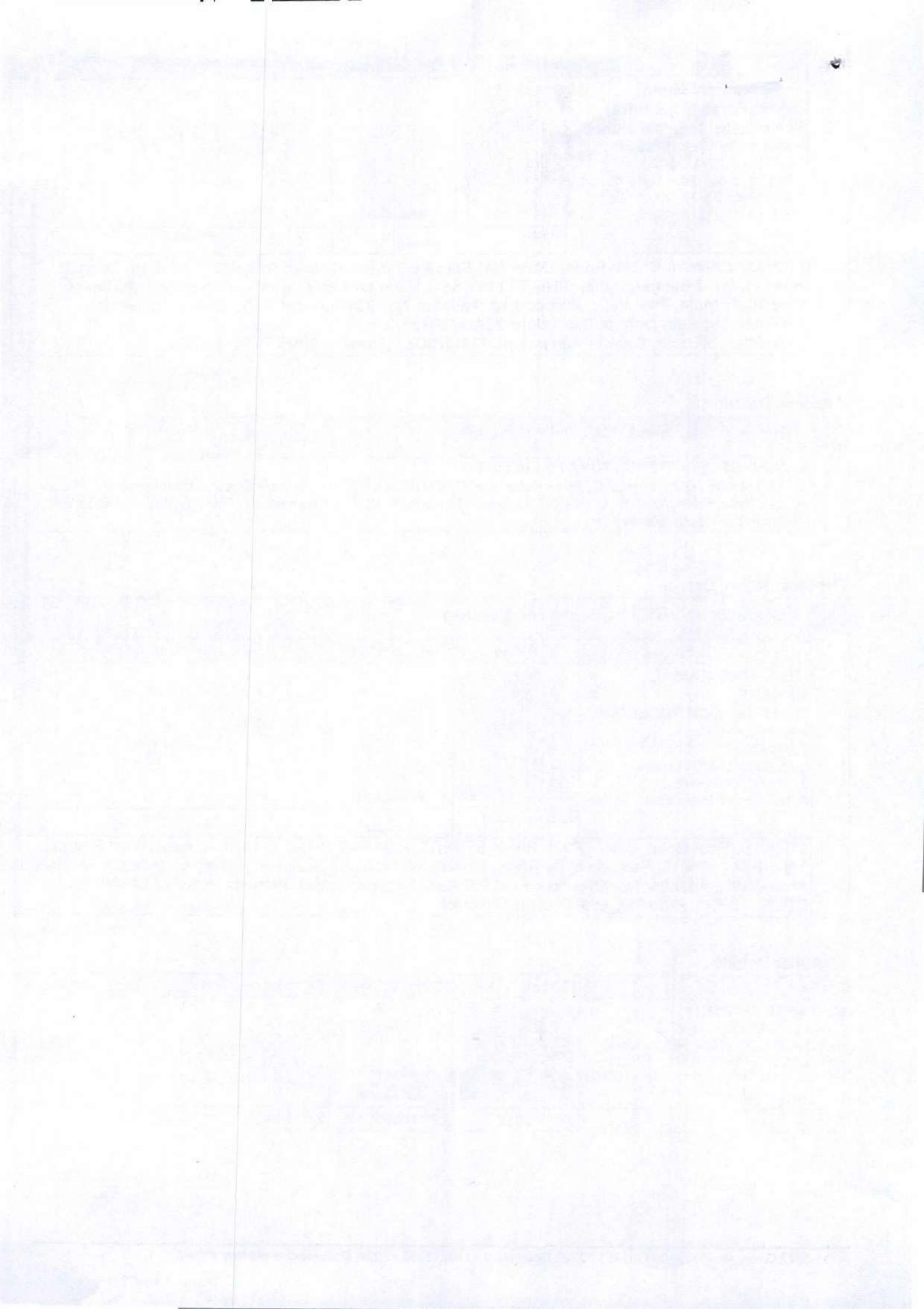
#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>MOHAMAD KAMAL ASHRAF</b>            Son of HAJI MD SAMSUDDIN            Date of Execution - 23/11/2022, , Admitted by: Self, Date of Admission: 23/11/2022, Place of Admission of Execution: Office         </td> <td>             Nov 23 2022 12:32PM         </td> <td>             LTI            23/11/2022         </td> <td>             23/11/2022         </td> </tr> </tbody> </table> <p>110/h/7B, Elliot Road, City:- , P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx0H, Aadhaar No: 85xxxxxxxx4855 Status : Representative, Representative of : AARIFA DEVELOPERS PRIVATE LIMITED (as Director)</p>	Name	Photo	Finger Print	Signature	<b>MOHAMAD KAMAL ASHRAF</b> Son of HAJI MD SAMSUDDIN Date of Execution - 23/11/2022, , Admitted by: Self, Date of Admission: 23/11/2022, Place of Admission of Execution: Office	 Nov 23 2022 12:32PM	 LTI 23/11/2022	 23/11/2022
Name	Photo	Finger Print	Signature						
<b>MOHAMAD KAMAL ASHRAF</b> Son of HAJI MD SAMSUDDIN Date of Execution - 23/11/2022, , Admitted by: Self, Date of Admission: 23/11/2022, Place of Admission of Execution: Office	 Nov 23 2022 12:32PM	 LTI 23/11/2022	 23/11/2022						

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr SANTOSH ROUT</b> Son of Mr A ROUT 8 OLD POST OFFICE STREET, City:- , P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	 23/11/2022	 23/11/2022	 23/11/2022







Identifier Of Mr Raunack Rungta, Mr Sreyans Munot, Mrs Shivani Jain, Mr Parashmal Munot, MOHAMAD KAMAL ASHRAF

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Raunack Rungta	AARIFA DEVELOPERS PRIVATE LIMITED-4.41146 Dec
2	Mr Sreyans Munot	AARIFA DEVELOPERS PRIVATE LIMITED-4.41146 Dec
3	Mrs Shivani Jain	AARIFA DEVELOPERS PRIVATE LIMITED-4.41146 Dec
4	Mr Parashmal Munot	AARIFA DEVELOPERS PRIVATE LIMITED-4.41146 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Raunack Rungta	AARIFA DEVELOPERS PRIVATE LIMITED-25.00000000 Sq Ft
2	Mr Sreyans Munot	AARIFA DEVELOPERS PRIVATE LIMITED-25.00000000 Sq Ft
3	Mrs Shivani Jain	AARIFA DEVELOPERS PRIVATE LIMITED-25.00000000 Sq Ft
4	Mr Parashmal Munot	AARIFA DEVELOPERS PRIVATE LIMITED-25.00000000 Sq Ft





Endorsement For Deed Number : I - 160215255 / 2022

On 23-11-2022

**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 11:50 hrs on 23-11-2022, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr Raunack Rungta , 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 1,90,23,088/-

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

Execution is admitted on 23/11/2022 by 1. Mr Raunack Rungta, Son of Late Rajendra Kumar Rungta, Rameswara Apartment, 19A, Road: Sarat Bose Road, , P.O: Bhwanipur, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 2. Mr Sreyans Munot, Son of Mr Parash Munot, 14, Road: Kshirode Chandra Ghosh Road, , P.O: Howrah Gpo, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Business, 3. Mrs Shivani Jain, Wife of Mr Hemant Jain, Plot No. 100/6 And 100/7, 32/5, Sahapur Colony, Block J, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Service, 4. Mr Parashmal Munot, Alias Paras Mal Munot, Son of Late Joharilal Munot, Road: Kshirode Chandra Ghosh Road, , P.O: Howrah Gpo, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Business

Indetified by Mr SANTOSH ROUT, , , Son of Mr A ROUT, 8 OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 23-11-2022 by MOHAMAD KAMAL ASHRAF, Director, AARIFA DEVELOPERS PRIVATE LIMITED, 3 ROYD LANE, ELLIOT ROAD, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Mr SANTOSH ROUT, , , Son of Mr A ROUT, 8 OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 699121, Amount: Rs.50.00/-, Date of Purchase: 21/11/2022, Vendor name: Suranjan Mukherjee

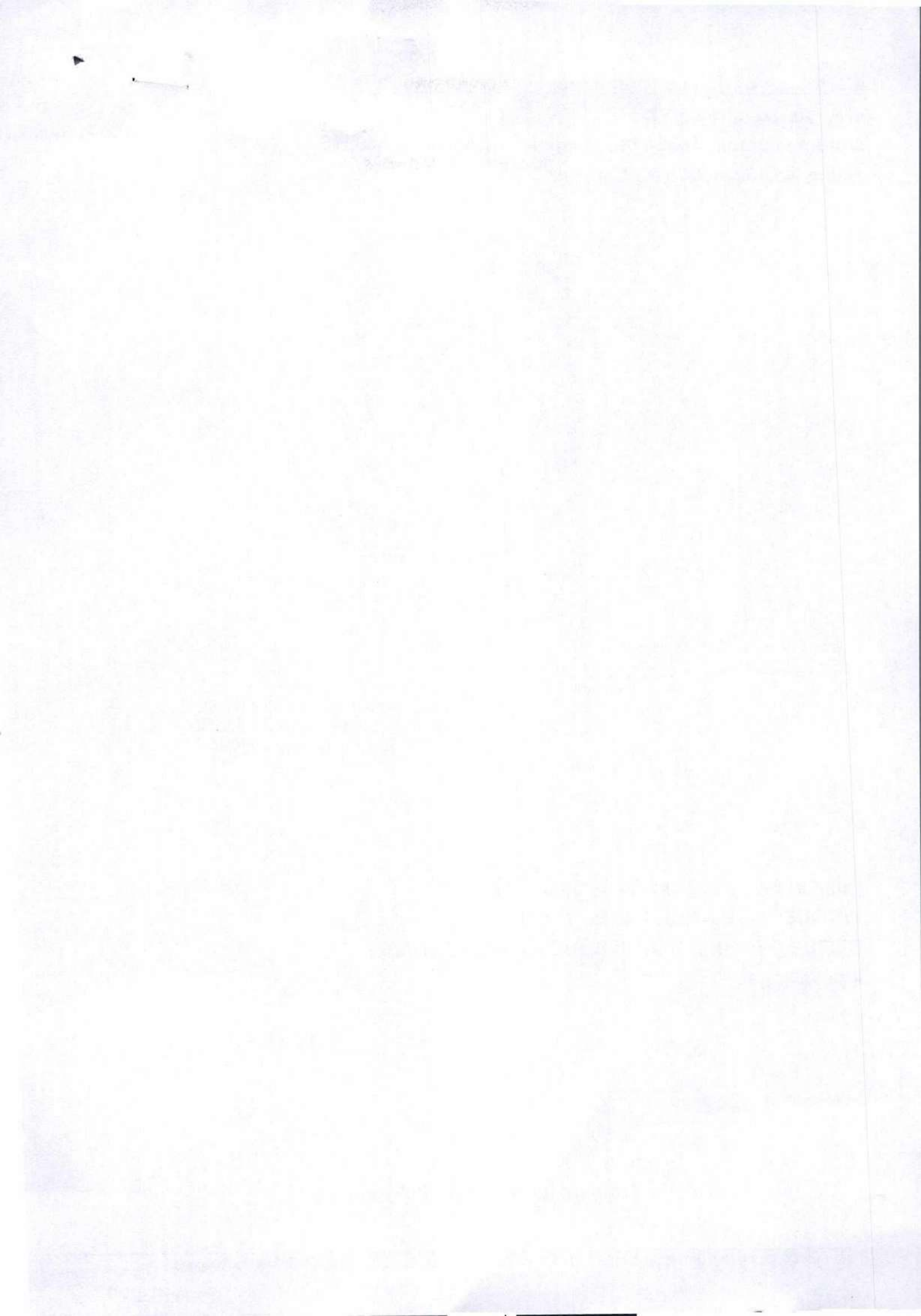


**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. -I I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**









Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 560496 to 560515  
being No 160215255 for the year 2022.



Digitally signed by SUMAN BASU  
Date: 2022.11.30 15:39:01 +05:30  
Reason: Digital Signing of Deed.

*Suman*

(Suman Basu) 2022/11/30 03:39:01 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

CONFIDENTIAL

CONFIDENTIAL

\*\*\*\*\*  
**DATED THIS 23<sup>RD</sup> DAY OF NOVEMBER 2022**  
\*\*\*\*\*

**BETWEEN**

**MR. RAUNACK RUNGTA ..... PRINCIPAL/OWNER**

**AND**

**AARIFA DEVELOPERS (P) LTD. .... ATTORNEY/DEVELOPER**

**DEVELOPMENT POWER OF ATTORNEY**

**NISHANT KR. SARAF ADVOCATES**

8, Old Post Office Street

2<sup>nd</sup> Floor, Kolkata-700001

Phone: 9830235575

Email: nishantsaraf1976@gmail.com