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I-050104/302/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted registration. The signature sheets and the endorsement sheets attached with this document and the part at this documents

District Sub-Registrar-
Howrah

18 SEP 2023

DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTRATION OF DEVELOPMENT
AGREEMENT

THE DEVELOPMENT POWER OF ATTORNEY is made on this 18th day of September , 2023

BETWEEN

FAIZUL ISLAM ZAMADAR (PAN AACPZ4187D), (AADHAR 528712941682), SAIFUL ISLAM ZAMADAR (PAN- AACPZ4185B), (Aadhaar No. 5465 0250 9185), HASIBUL ISLAM ZAMADAR (PAN- AACPZ4186C), (Aadhaar No. .4340 6654 6054),

all are sons of Giasuddin Zamadar, faith- Muslim (Indian), by occupation- Business, residing at Domjur Jamadar Para, P.S. Domjur, District- Howrah, Pin-711405 hereinafter referred to as the **OWNERS** (Which expression shall unless otherwise excluded by or repugnant or contrary to the context hereof deemed to mean and include his heirs executors, administrators legal representatives successor and assigns) of the **FIRST PART/PRINCIPALS**.

AND

FSH GROUP (PAN No. AAJFF0050A), (GSTIN-19AAJFF0050AIZ1), is a Partnership firm, having its office address at Village Domjur Jamadarpara, P.O. and P.S. Domjur, District-Howrah-711405 West Bengal, represented by its Partners 1) **SAIFUL ISLAM ZAMADAR (PAN- AACPZ4185B), (Aadhaar No. 5465 0250 9185), 2) HASIBUL ISLAM ZAMADAR (PAN- AACPZ4186C), (Aadhaar No. 4340 6654 6054), 3) FAIZUL ISLAM ZAMADAR (PAN- AACPZ4187D), (Aadhaar No. 5287 1294. 1682),** all sons of Giasuddin Zamadar, all by faith- Muslim (Indian), by occupation- Business, all are residing at Domjur Jamadar Para, P.S. Domjur, District-Howrah, Pin-711405, hereinafter called and referred to as the **DEVELOPER /CONTRACTORS** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and to include its heirs, executors,

successors, administrators, legal representative and assign) of the
SECOND PART/ATTORNEY/DEVELOPER/POWER OF ATTORNEY;

KNOW ALL MEN BY THESE PRESENTS THAT 1) SAIFUL ISLAM ZAMADAR (PAN- AACPZ4185B), (Aadhaar No. 5465 0250 9185), 2) HASIBUL ISLAM ZAMADAR (PAN- AACPZ4186C), (Aadhaar No. 4340 6654 6054), 3) FAIZUL ISLAM ZAMADAR (PAN- AACPZ4187D), (Aadhaar No. 5287 1294. 1682), all sons of Giasuddin Zamadar, all by faith - Muslim (Indian), by occupation- Business, all are residing at Domjur Jamadar Para, P.S. Domjur, District- Howrah, Pin-711405, hereinafter called the " PRINCIPAL/ EXECUTANT / FIRST PART;

WHEREAS all that piece and parcel of Bastu land measuring an area of 40.967 Decimals (as per Deed measuring about 41.997 Decimals) Bast land along with old dilapidated R.T. Structure standing thereon, lying and situated at within Mouza and Police Station -Domjur under J.L. No. 33 appertaining to R.S. Khatian No. 1237 & 1241 corresponding to L.R. Khatian No. 5529, 6043 & 3134 within R.S. Plot No. 542 & 543 corresponding to L.R. Plot No. 1391 & 1392 are the subject matter of this present indenture mentioned in the Schedule - A herein below.

AND WHEREAS in the meantime the parties of the second part/ Developer namely FSH GROUP (Pan No. AAJFF0050A) , is a

Partnership firm, having its office address at Village Domjur Jamadarpara, P.O. and P.S. Domjur, District-Howrah-711405 West Bengal, represented by its Partners 1) SAIFUL ISLAM ZAMADAR (PAN- AACPZ4185B), (Aadhaar No. 5465 0250 9185), 2) HASIBUL ISLAM ZAMADAR (PAN- AACPZ4186C), (Aadhaar No. 4340 6654 6054), 3) FAIZUL ISLAM ZAMADAR (PAN-AACPZ4187D), (Aadhaar No. 5287 1294. 1682), all sons of Giasuddin Zamadar, all by faith-Muslim (Indian), by occupation- Business, all are residing at Domjur Jamadar Para, P.S. Domjur, District- Howrah, Pin-711405, approached us and made a proposal to develop the said property by way of construction of the said new building in accordance with the sanctioned plan by arranging financial resources from their own side and also by availing credit facility from Banks;

AND WHEREAS That the First Parties are the joint owners and occupiers of land along with common space totally measuring about 41.997 Sataks, comprised within Mouza- Domjur, J.L. No. 33 comprised in R.S. Dag No. 542 and 543 corresponding to L.R. Dag Nos. 1391 and 1392 under L.R. Khatian Nos. 5529, 6043 and 3134, P.S. Domjur, District- Howrah, by virtue of eight registered Deed of Sale out of which (i) Deed No. 3544 for the year 1990, registered before A.D.S.R. Domjur, measuring about 3-1/6 Sataks Danga, (ii) Deed No. 3545 for the year 1990, registered before A.D.S.R. Domjur,

measuring about 3-1/6 Sataks Danga, (iii) Deed No. 3546 for the year 1990, registered before A.D.S.R. Domjur, measuring about 3-1/6 Sataks Danga, (iv) Deed No. 3222 for the year 1992, registered before A.D.S.R. Domjur, measuring about 6-1 / 3 Sataks Danga, (v) Deed No. 3223 for the year 1992, registered before A.D.S.R. Domjur, measuring about 3-1/6 Sataks Danga, (vi) Deed No. 968 for the year 1993, registered before A.D.S.R. Domjur, measuring about 02 Sataks Domjur, measuring about 02 Sataks Bastu and (viii) Deed No. 1430 for the year 2000, registered before A.D.S.R. Domjur, measuring about 19 Sataks and thereafter we mutated our names before the record of L.R. Settlement vide L.R. Khatian Nos. 5529, 6043 and 3134. As per physical measuring our properties are totally measuring about 40.976 Sataks instead of 41.997 Sataks.

AND WHEREAS it need to mentioned herewith that after acquiring right, title interest in respect of the L.R. Plot No. 1391 the first parties owners filed separate three conversion application before the office of BL and LRO Domjur, Howrah and subsequently officer concern converted the Danga land to Bastu land within L.R. Plot No. 1391.

AND WHEREAS after getting the schedule-A mentioned properties by way of the of the aforesaid Deeds of Sale mentioned above, the present landlords become the absolute joint owners and occupiers of the same. owners and occupiers of the same.

AND WHEREAS since we are not technically expert to undertake the construction ourself we resorted to take proper assistance of the Promoters/Developers having Sound financial stability and technical knowledge.

AND WHEREAS in the meantime the parties of the second part/Developer namely FSH GROUP (Pan No.AAJFF0050A),is a Partnership firm, having its office address at Village Domjur Jamadarpara, P.O. and P.S. Domjur, District-Howrah-711405 West Bengal, represented by its Partners 1) SAIFUL ISLAM ZAMADAR (PAN-AACPZ4185B), (Aadhaar No. 5465 0250 9185), 2) HASIBUL ISLAM ZAMADAR (PAN- AACPZ4186C), (Aadhaar No. 4340 6654 6054), 3) FAIZUL ISLAM ZAMADAR (PAN- AACPZ4187D). (Aadhaar No. 5287 1294. 1682), all sons of Giasuddin Zamadar, all by faith-Muslim (Indian), by occupation- Business, all are residing at Domjur Jamadar Para, P.S. Domjur, District- Howrah, Pin-711405, approached us and made a proposal to develop the said property by way of construction of the said new building in accordance with the sanctioned plan by arranging financial resources from their own side;

AND WHEREAS on the basis of such approach, the developers being experienced in developing the said property have agreed to develop the said property at their own cost and according the Present owners herein have entered into a Development Agreement dated 18.09.2023

with FSH GROUP (Pan No.AAJFF0050A), is a Partnership firm, having its office address at Village Domjur Jamadarpara, P.O. and P.S. Domjur, District-Howrah-711405 West Bengal, represented by its Partners 1) SAIFUL ISLAM ZAMADAR (PAN- AACPZ4185B), (Aadhaar No. 5465 0250 9185), 2) HASIBUL ISLAM ZAMADAR (PAN- AACPZ4186C), (Aadhaar No. 4340 6654 6054), 3) FAIZUL ISLAM ZAMADAR (PAN- AACPZ4187D), (Aadhaar No. 5287 1294. 1682), all sons of Giasuddin Zamadar, all by faith- Muslim(Indian), by occupation- Business, all are residing at Domjur Jamadar Para, P.S. Domjur, District Howrah, Pin-711405, the developers/Attorneys herein which was registered in the office of District Sub Registrar at Howrah and recorded in Deed No. - I - 050104.559 for the year 2023 and by that agreement the ratio has been settled in between themselves as mentioned in the said Agreement for Development. Now it has become necessary to make and execute a Development Power of Attorney wherein and whereby we want to appoint the said Developer as our lawful Constituted Attorneys to do all acts, deeds, things and cause to be done and perform in respect of my aforesaid property in terms of the said Development on my behalf.

NOW KNOWN YE ALL MEN BY THESE PRESENT THAT :-

The above named appointer/owners/First Party do hereby nominate/constitute and appoint FSH GROUP (Pan No. AAJFF0050A), is a

Partnership firm, having its office address at Village Domjur Jamadarpara, P.O. and P.S. Domjur, District-Howrah-711405 West Bengal, represented by its Partners 1) SAIFUL ISLAM ZAMADAR (PAN- AACPZ4185B), (Aadhaar No. 5465 0250 9185), 2) HASIBUL ISLAM ZAMADAR (PAN- AACPZ4186C), (Aadhaar No. 4340 6654 6054), 3) FAIZUL IS-LAM ZAMADAR (PAN- AACPZ4187D), (Aadhaar No. 5287 1294 1682), all sons of Giasuddin Zamadar, all by faith-Muslim (Indian), by occupation- Business, all are residing at Domjur Jamadar Para, P.S. Domjur, District- Howrah, Pin-711405, hereinafter referred to as the appointee / Second Party, as our true and lawful Attorneys to do all acts things perform, execute and cause to be done, executed and performed in respect of my property morefully and particularly described in the Schedule-'A' hereunder written as mentioned below in my name and on our behalf to do all or any of the following activities as :

- 1) To seize and enter into make possession of the concerned properties, mentioned, in schedule hereunder for construction and charge of and look after until completion of construction as per said agreement and to supervise all the effects thereof;
- 2) To appoint any Architect for the construction of building/buildings on the said land comprised in the said

premises or any portion as per sanctioned plan of the Howrah Zilla Parishad.

- 3) To enter into any agreement for sale with any person/ company and to receive consideration money or earnest money or deposit in respect of flats, shop, garage of newly constructed building/buildings and as specifically mentioned in the agreement also to realize and obtain payment of all money which may hereinafter become receivable in connection therewith on our behalf.
- 4) To demand the sue for recovery and receive from and all and every persons, firms and land acquisition, collector, State of West Bengal, Central Government or Body or bodies or politic or corporation, when it doth shall or may concern sums of money debts dues goods effects and things of whatsoever nature as description which now are or which at any time or times thereafter shall be may be done due to or owing or payable to or recoverable by us in connection with and/ or in relation to the said premises, discharge for the same and also to settle any account relating to the said premises with any person or persons, firms or bodies, politics or Zilla Parishad of local State or Central Government whatsoever and to pay or receive the balance whereof as the case may be required and

to carry on correspondence with all or them in our family and on our behalf but thus shall remain accountable to us

- 5) To execute and present all sale deed and / or documents and/or agreement relating to and / or in respect of any transfer assignment of sale the developers allocated portion or portions of newly constructed building / buildings to the appropriate authority for registration before the Additional District sub-Registrar Domjur, District Registrar Howrah, or Registrar at Assurance, Calcutta and to appear and represent for the said portion before such authority and to submit or admit execution thereof and to complete such documents instruments or instruments for registration and / or to receive such sale deeds and / or documents and to deliver the same to the concerned transferee.
- 6) To make sign, seal, execute, affirm, endorse, verify and deliver all or any such sketches, plans, schemes, application with and/ or in relation to building / buildings in or upon the said land or said premises or any part or portion thereof which is the opinion of the said Attorneys, to be made sealed and signed, executed, affirmed, endorsed, verified and delivered for the said purposes in our name and on our behalf

- 7) To make over, submit, present file and deliver all such sketches, plans, schemes, applications and or other papers and or documents which may be necessary and or required for any of the said purpose in relation to the construction in the said premises before authority of Howrah Municipal Corporation, fire brigade authorities, competent authority under Urban land Ceiling and Regulations Act, 1976, C.E.S.C. Police Authorities Insurance Company or any other judicial administrators, any Revenue authority State or Central Government authorities or other local or public authority or authorization whomsoever in order to get all or any of aforesaid and to make sign, seal, execute, endorse, affairs, verify and deliver all applications and or required for the purpose of and the same to make over present and delivery of and to submit before the aforesaid Howrah Zilla Parishad and/or the Authorities in relating to the said building plan sanction in our name and on our behalf.

- 8) To appear and represent me before the necessary authorities including Howrah Zilla Parishad to get back or receive the sanctioned plan or sketches or scheme for construction of building/buildings structures in or upon the said land/premises or part or portion thereof and/or for obtaining

or filtered and/or unfiltered water connection, during and/or sewer connection to be submitted for being sanctioned by the Howrah Zilla Parishad or Fire Brigade Authorities and for all other purposes in relating to the said construction in the said premises in our name and on our behalf

- 9) To pay and/or receive returns of the excess amount of fees if any paid for such purpose aforesaid in our name and on our behalf
- 10) To appear and represent the premises before all or any judicial administrative, revenue or legal authority, authorities, electric supply corporation, Income Tax Department or any Central or State Government Department or other Public Body or Bodies, Howrah Zilla Parishad, Rent Controller and/or any Arbitrator appointed on us and to make sign, affirm, verify and execute all necessary papers, documents, applications white, notice, petitions, pleading and affidavit, and submit the same to all or any of the afore said authorities and/or rent controller and/or arbitration and to take all such steps as the said Attorneys may think necessary proper and fit for the said premises.
- 11) For all or any of the purpose aforesaid to appoint solicitors, advocates, pleaders, mukhtars, and such appointment and

retain or from time to time revoke and other than to appoint, re-appoint, as shall arise and to sign and execute Vakalatnama.

- 12) To make sign, execute, verify present and file all application, petition, plaints, written statement, memo of appeal, affidavit, and tabular statement and all such other papers and documents or pleading necessary and expedient in the opinion of the said Attorneys to be made signed, execute affirmed, presents or filed or such documents against to receive back on our behalf.
- 13) To take loan from any Bank/Financial Institution/Co-operative Societies against equitable mortgage of all that piece and parcel of land together with structure constructed thereupon at all that piece and parcel of Bastu land measuring about 40.967 Decimals (as per Deed measuring about 41.997 Decimals) Bastu land together with partly commercial and partly residential tower constructed thereupon and, lying and situated at Mouza and Police Station -Domjur under J.L. No. 33, under Domjur Grampanchayet appertaining to R.S. Khatian No. 1237 & 1241 corresponding to L.R. Khatian No. 5529, 6043 & 3134 within R.S. Plot No. 542 (measuring an area of land 37.997 sataks) & 543 (measuring an area of land 4

sataks) corresponding to L.R. Plot No. 1391 & 1392, District-Howrah, which is under jurisdiction of Howrah, (37,997 sataks within R.S Plot No. 542 & 4 Sataks within R.S. Plot No. 543)together with all right of easements, privileges and appurtenances attached to the land within the jurisdiction of D.S.R. Howrah and A.D.S.R Domjur being butted and bounded as follows :-

ON THE NORTH	:	10'-0" wide Gram Panchyet Road.
ON THE SOUTH	:	Howrah-Amta Road.
ON THE EAST	:	Property of Dag No. 540 & 541.
ON THE WEST	:	Property of Dag No. 543.

Such mortgage shall be effected only by the Owners, irrespective of the share of the units between the owners and Developers, of the Property morefully described above, the developer hereby consents that they have no objection to the fact that the land together with structure constructed thereupon, in question will be mortgaged with Bank for the purpose of raising funds for developing the project.

- 14) To utilise or shift of have connected the existing utilities in the said properties in such manner as my said attorneys may deem fit and proper.

- 15) To invite officer, make publicity by way of advertisement for the Sale of proposed flat, shop and other space of in the said proposed building and to select prospective buyers in respect of flats and all other spaces of the developers allocation on such terms and conditions as the said attorneys may in their sole discretion think fit and proper.
- 16) To ensure the said properties against damages, fire, tempest, riots, civil commotion, floods, earthquakes or otherwise as our said attorneys may think fit and proper.
- 17) To ask receive and recover from all the flat purchaser and other occupier whatsoever all rent, charges, profits, emoluments, service charges and other charges and some of moneys now due or owing and payable in respect of the said properties building, flats and spaces in any manner whatsoever and also on non-payment thereof or any part thereof to enter upon restrain and/or take action for recovery thereof or to eject such defaulting acquires and/or occupant as the said attorneys may think fit and proper.
- 18) To promote and/or develop the multistoried building over the schedule mentioned properties and to execute necessary deed of conveyance and other indentures and/or to present the

deed of conveyance and other indentures transferring the flats, shops, garages in the proposed multistoried building over the schedule mentioned properties in favour of the intending purchaser/purchasers receiving consideration amount and executants of this power of attorney until and unless the project is completed and attorney completed the transfer of flats, shops, garages in favour of the intending purchaser/purchasers by executing necessary deed of conveyance or other indenture. And generally to do all the above that is to or may be necessary and proper for the aforesaid.

AND the appointers do hereby agree to ratify and confirm and all whatsoever the said Attorneys act as aforesaid shall lawfully for or cause to done in the premises by virtue of these presents.

This Power of Attorney always revocable as per law.

SCHEDULE-A

ALL THAT piece and parcel of land together with structure constructed thereupon at all that piece and parcel of Bastu land measuring about 40.967 Decimals (as per Deed measuring about 41.997 Decimals) Bastu land together with partly commercial and partly residential tower constructed thereupon and, lying and situated at Mouza and Police Station -Domjur under J.L. No. 33, under Domjur Gram panchyet appertaining to R.S. Khatian No. 1237 & 1241

corresponding to L.R. Khatian No. 5529, 6043 & 3134 within R.S. Plot No. 542 (measuring an area of land 37.997 sataks) & 543 (measuring an area of land 4 sataks) corresponding to L.R. Plot No. 1391 & 1392, District- Howrah, which is under jurisdiction of Howrah, (37.997 sataks within R.S Plot No. 542 & 4 Sataks within R.S. Plot No. 543).

GROUND FLOOR BLOCK-A			1 ST FLOOR BLOCK-A			FLAT AREA CALCULATION BLOCK-B			
SHOPS	SIZE	AREA	SHOPS	SIZE	AREA	FLAT MKD	DIRECTION	AREA	10% SUPERBUILT UP AREA
1	5'-11" X9'-4"	55	1	7-0*12-11	90	FLAT-A	SOUTH	461	553
2	8'- 4"x10'- 7"	88	2,3	7-3*12-11	94	FLAT-B	SOUTH	565	678
3,4	8'- 4"x12'- 11"	108	4-6	6-10*12- 11	88	FLAT-C	NORTH	565	678
5	7'- 9"x12'- 11"	100	7-8	7-10*12- 11	101	FLAT-D	NORTH	455	546
6,7	7'- 10"x12'- 11"	88	9-12	7-10*8-11	70	FLAT-E	NORTH	671	805
8-11	7'- 10"x23'- 1"	101	13	5-11*8-11	53	FLAT-F	WEST	576	691
12-15	14'- 7"x4'- 10"	181	14-17	7-10*9-3	72	FLAT-G	SOUTH	744	898
16	14'- 7"x4'- 10"	216	18	5-11*9-3	55	FLAT-H	SOUTH	1005	1206
17-19	8'- 4"x15'- 1"	126	19	7-10*9-3	72				
20	7'- 9"x15'- 1"	117	20-22	8-4*15-1	126				
21-24	7'- 10"x15'- 1"	118	23	7-9*15-1	117				
			24-25	7-10*15-1	118				

Ground Floor- Shop No(s).; Square Feet(s)

GROUND FLOOR BLOCK-B			1 ST FLOOR BLOCK-B			2 ND , 3 RD & 4 TH FLOOR (BLOCK-A)		
SHOPS	SIZE	AREA	SHOPS	SIZE	AREA	SHOPS	SIZE	AREA SQFT
1,2	7'-0" x 11'-2"	78	1-2	7'-2" x 9'-8"	69	1	7'-0" x 12'-11"	90
3,4	7'-7" x 11'-2"	85	3	7'-5" x 7'-8"	72	2-3	7'-3" x 12'-11"	94
5,6	7'-3" x 11'-6"	83	4	7'-0" x 9'-8"	68	4	6'-10" x 12'-11"	88
7,8	7'-6" x 11'-6"	86	5-6	7'-5" x 9'-3"	69	5	6'-6" x 12'-11"	84
9,10	7'-2" x 12'-7"	88	7-8	6'-11" x 9'-3"	64	6-7	6'-10" x 12'-11"	88
11,12	7'-7" x 12'-7"	95	9-10	7'-2" x 8'-9"	63	8-11	7'-10" x 12'-11"	101
13,14	7'-3" x 12'-3"	89	11-12	7'-5" x 8'-9"	65	12-15	7'-10" x 8'-11"	70
15,16	7'-6" x 12'-3"	92	13-14	7'-5" x 9'-3"	69	16	5'-11" x 8'-11"	53
17,18	10'-1" x 7'-4"	74	15-16	6'-11" x 9'-3"	64	17-20	7'-10" x 9'-3"	72
19,20	8'-0" x 8'-6"	68	17-18	10'-1" x 7'-4"	74	21	5'-11" x 9'-3"	55
21-22	7'-0" x 3'-6"	25	19-20	8'-0" x 8'-5"	68	22	7'-10" x 9'-3"	72
23-24	10'-1" x 9'-8"	97	21-22	7'-0" x 3'-6"	25	23-25	8'-4" x 15'-1"	126
25-26	8'-0" x 8'-6"	68	23-24	10'-1" x 9'-8"	97	26	7'-9" x 15'-1"	117
27-28	6'-6" x 3'-6"	23	25-26	8'-0" x 8'-5"	68	27-30	7'-10" x 15'-1"	116
29-32	7'-2" x 9'-10"	70	27-28	6'-5" x 3'-6"	23			
33	9'-10" x 9'-10"	97	29-32	7'-2" x 20'-0"	143			
34	9'-11" x 9'-10"	98	33	10'-3" x 20'-0"	205			
35	11'-8" x 9'-10"	113	34	9'-7" x 20'-0"	192			
36	11'-9" x 9'-10"	116	35	12'-2" x 20'-0"	243			
37-38	8'-4" x 9'-10"	82	36-38	9'-3" x 16'-6"	70			
39-42	7'-2" x 10'-5"	75						
43	9'-10" x 10'-5"	102						
44	9'-11" x 10'-5"	103						
45	11'-6" x 10'-5"	120						
46	11'-9" x 10'-5"	122						
47-48	8'-4" x 10'-5"	87						

IN WITNESS WHEREOF, I, the Principal herein have hereto signed this Power of Attorney after admitting the contents of this presents in my free will and consent without any influence and or coercion in presence of witnesses and this General Power of Attorney is read over before me and explained the contents herein on this day of September in the year 2023 at the office of

SIGNED, SEALED AND
DELIVERED by the PARTIES at
Kolkata in the presence of :-

WITNESSES:

1. *Faizan Hassan Zamadar*
VILL + PO. Dongur, Howrah-711405.

2. *Baidya Roy*
Howrah Court

Faizul Islam Zamadar
Saidul Islam Zamadar,
Hasi bulis lam Zamadar



















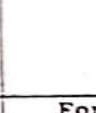

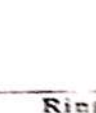



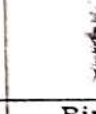
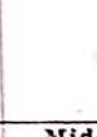
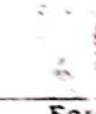


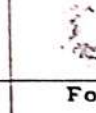
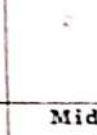
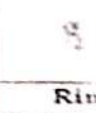

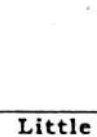
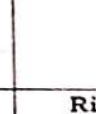
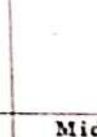
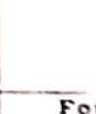

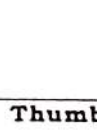
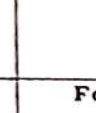
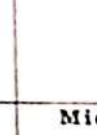

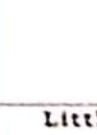
Signature of the
Executant/Principal

F.S.H GROUP
Faizul Islam Zamadar
Saidul Islam Zamadar,
Hasi bulis lam Zamadar
Partner

Signature of the Attorney

Drafted & Prepared by me:-
Aswini Choudhury
F1977/2014
ADVOCATE,
HIGH COURT, CALCUTTA,
Kolkata-700001,
Mob: - /
Enrolment No.

PAGE NO. _____
SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
<i>Hajiyal Nizam Syarif</i>						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little
<i>Saiful Subhan Syarif</i>						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little
<i>Hazi Abdul Wahid Zander</i>						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little
						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No./Year	8002372255/2023	Case No. (Registered or Not Registered)	
Query Date	18/09/2023 1:44:26 PM	Case No. (Registered or Not Registered)	
Applicant Name, Address & Other Details	ARUNIMA CH-CWOPHURY Howrah Court, Thana - Howrah, District - Howrah, WEST BENGAL, India 8013294267 Status: Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Sale Price/Value	Rs. 21,00,000/-	Market Value	Rs. 21,00,000/-
Stamp Duty Payable (SD)	Rs. 50/- (Article 48(g))	Registration Fee Payable	Rs. 25/- Article 5, MoA
Mutation Fee Payable	Exceeded date of presentation of case		
Remarks	Development Power of Attorney after Registered Development Agreement of Case No/Year:- 051104555/2023		

Land Details :

District: Howrah, F.S.- CCMUR, Grant Panchnama: CCMUR, Mouza: Daman, Panchayat: Thana

Sch. No.	Pict. Number	Chotan. Number	Land. Use	Proposed ACR	Area (Dec)	Value (Rs.)	Rate (Rs.)	Amount (Rs.)	Worth of Approved Project (Rs.)
L1	RS-542	RS-1237	Eastu	Eastu	07.897 Dec	15000000/-	15247.100	120000000/-	Worth of Approved Project: 150000000/-
L2	LR-1362	LR-1247	Eastu	Eastu	4 Dec	5000000/-	17101.950	84507800/-	Worth of Approved Project: 50000000/-
TOTAL :					11.897 Dec	20000000/-	16957.050	199507800/-	
Grand Total :					11.897 Dec	20000000/-	16957.050	199507800/-	

Details :

				Other Details
On Land L1, L2	500 Sq Ft.	1,00,000/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete				
Total :	500 sq ft	1,00,000 /-	1,35,000 /-	

Principal Details :

Sr. No.	Name & address	Status	Execution/Admission Details
1	<p>Faizul Islam Zamadar Son of Glasuddin Zamadar Domjur Jamadar Para, City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: aaxxxxxx7d, Aadhaar No: 52xxxxxxx1682, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual 731520	Executed by: Self To be Admitted by: Self
2	<p>Saiful Islam Zamadar Son of Glasuddin Zamadar Domjur Jamadar Para, City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: aaxxxxxx5b, Aadhaar No: 54xxxxxxx9185, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual 269569	Executed by: Self To be Admitted by: Self D17034
3	<p>Hasibul Islam Zamadar Son of Glasuddin Zamadar Domjur Jamadar Para, City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aaxxxxxx6c, Aadhaar No: 43xxxxxxx6054, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual 403682	Executed by: Self To be Admitted by: Self

Attorney Details :

Sr. No.	Name & address	Status	Execution/Admission Details
1	<p>FSH GROUP Domjur Jamadarpara, City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405 , PAN No.:: AAxxxxxx0A, Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>	Organization	Executed by: Representative

Representative Details :

Sl.No	Name & Address	Role
1	Saiful Islam Zamadar Son of Giasuddin Zamadar Domjur Jamadarpara, City:- , P.O:- Domjur, P.S - DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, . PAN No.:: aaxxxxx5b,Aadhaar No Not Provided by UIDAI	FSH GROUP (as PARTNER)
2	Hasibul Islam Zamadar Son of Giasuddin Zamadar Domjur Jamadarpara, City:- , P.O:- Domjur, P.S - DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, . PAN No.:: aaxxxxx6c,Aadhaar No Not Provided by UIDAI	FSH GROUP (as PARTNER)
3	Faizul Islam Zamadar Son of Giasuddin Zamadar Domjur Jamadarpara, City:- , P.O:- Domjur, P.S - DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, . PAN No.:: aaxxxxx7d,Aadhaar No Not Provided by UIDAI	FSH GROUP (as PARTNER)

Identifier Details :

Name & Address
Mr Aditya Roy Son of Mr R K Roy Howrah Court, City:- , P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, . Identifier Of Faizul Islam Zamadar, Saiful Islam Zamadar, Hasibul Islam Zamadar, Saiful Islam Zamadar, Hasibul Islam Zamadar, Faizul Islam Zamadar

Transfer of property for 12

Sl.No	From	To. with area (Name-Area)
1	Faizul Islam Zamadar	FSH GROUP-12.6657 Dec
2	Saiful Islam Zamadar	FSH GROUP-12.6657 Dec
3	Hasibul Islam Zamadar	FSH GROUP-12.6657 Dec

Sl.No	From	To. with area (Name-Area)
1	Faizul Islam Zamadar	FSH GROUP-1.33333 Dec
2	Saiful Islam Zamadar	FSH GROUP-1.33333 Dec
3	Hasibul Islam Zamadar	FSH GROUP-1.33333 Dec

Sl.No	From	To. with area (Name-Area)
1	Faizul Islam Zamadar	FSH GROUP-166.66666700 Sq Ft
2	Saiful Islam Zamadar	FSH GROUP-166.66666700 Sq Ft
3	Hasibul Islam Zamadar	FSH GROUP-166.66666700 Sq Ft

Details as per Land Record

Block: Howrah, P.S:- DOMJUR, Gram Panchayat: DOMJUR, Mouza: Domjur, Pin Code : 711405

	Plot No.	Owner Name (as per Land Record)	Owner Name (as per Applicant)
L1	RS Plot No:- 542, RS Khatian No:- 1237		Owner Name not selected by applicant.
L2	LR Plot No:- 1392, LR Khatian No:- 1241		Owner Name not selected by applicant.

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 18-10-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 18-10-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for Issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that seller/transferor is not recorded owner/tenant. Please get his/her name mutated at concerned Block Land & Land Reforms Office at Immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website:
banglarbhumigov.in.

Major Information of the Deed

Deed No.	I-0501-04562/2023	Date of Registration	18/09/2023
Query No./Deed No.	0501-8002372255/2023	Deed No./Deed No. Registered	
Date/Time	18/09/2023 1:44:26 PM	D.S.R.-I HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	ARUNIMA CHOWDHURY Howrah Court, Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 8013294267, Status : Advocate		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Rs. 21,00,000/-	Market Value		Rs. 3,91,20,312/-
Rs. 100/- (Article:48(g))	Registration Fee Paid		Rs. 39/- (Article:E, M(b,))
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 050104559/2023		



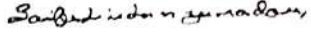


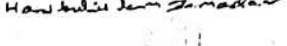
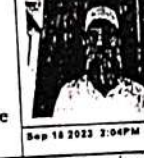


Land Details :

District: Howrah, P.S:- DOMJUR, Gram Panchayat: DOMJUR, Mouza: Domjur, Pin Code : 711405



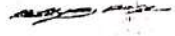
Sl. No.	Plot No.	Block No.	Land Use	Area (Sq. Ft.)	Area (Dec)	Market Value (In Rs.)	Other Details
L1	RS-542	RS-1237	Bastu	Bastu	37.997 Dec	15,00,000/-	3,52,72,160/- Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1392	LR-1241	Bastu	Bastu	4 Dec	5,00,000/-	37,13,152/- Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					41.997Dec	20,00,000 /-	389,85,312 /-
Grand Total :					41.997Dec	20,00,000 /-	389,85,312 /-

Structure Details :

Sl. No.	Structure	Area (Sq. Ft.)	Value	Other Details
S1	On Land L1, L2	500 Sq Ft.	1,00,000/-	1,35,000/- Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete				
Total :		500 sq ft	1,00,000 /-	1,35,000 /-

1	Saiful Islam Zamadar Son of Glasuddin Zamadar Date of Execution - 18/09/2023, , Admitted by: Self, Date of Admission: 18/09/2023, Place of Admission of Execution: Office	 <small>Sep 18 2023 2:05PM</small>	 <small>LTI 18/09/2023</small>	 <small>18/09/2023</small>
Domjur Jamadarpara, City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: aaxxxxx5b,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : FSH GROUP (as PARTNER)				
2	Hasibul Islam Zamadar Son of Glasuddin Zamadar Date of Execution - 18/09/2023, , Admitted by: Self, Date of Admission: 18/09/2023, Place of Admission of Execution: Office	 <small>Sep 18 2023 2:08PM</small>	 <small>LTI 18/09/2023</small>	 <small>18/09/2023</small>
Domjur Jamadarpara, City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: aaxxxxx6c,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : FSH GROUP (as PARTNER)				
3	Faizul Islam Zamadar Son of Glasuddin Zamadar Date of Execution - 18/09/2023, , Admitted by: Self, Date of Admission: 18/09/2023, Place of Admission of Execution: Office	 <small>Sep 18 2023 2:04PM</small>	 <small>LTI 18/09/2023</small>	 <small>18/09/2023</small>
Domjur Jamadarpara, City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: aaxxxxx7d,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : FSH GROUP (as PARTNER)				

Identifier Details :

Name	Photo	Fingerprint	Signature
Mr Aditya Roy Son of Mr R K Roy Howrah Court, City:- , P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN:- 711101	 <small>18/09/2023</small>	 <small>18/09/2023</small>	 <small>18/09/2023</small>

Identifier Of Faizul Islam Zamadar, Saiful Islam Zamadar, Hasibul Islam Zamadar, Saiful Islam Zamadar, Hasibul Islam Zamadar, Faizul Islam Zamadar

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Faizul Islam Zamadar	FSH GROUP-12.6657 Dec
2	Saiful Islam Zamadar	FSH GROUP-12.6657 Dec
3	Hasibul Islam Zamadar	FSH GROUP-12.6657 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Faizul Islam Zamadar	FSH GROUP-1.33333 Dec
2	Saiful Islam Zamadar	FSH GROUP-1.33333 Dec
3	Hasibul Islam Zamadar	FSH GROUP-1.33333 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Faizul Islam Zamadar	FSH GROUP-166.66666700 Sq Ft
2	Saiful Islam Zamadar	FSH GROUP-166.66666700 Sq Ft
3	Hasibul Islam Zamadar	FSH GROUP-166.66666700 Sq Ft

Land Details as per Land Record

District: Howrah, P.S:- DOMJUR, Gram Panchayat: DOMJUR, Mouza: Domjur, Pin Code : 711405

Sl.No	Plot No. Khatian Number	Details of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 542, RS Khatian No:- 1237		Owner Name not selected by applicant.
L2	LR Plot No:- 1392, LR Khatian No:- 1241		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 050104562 / 2023

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

Presented for registration at 13:52 hrs on 18-09-2023, at the Office of the D.S.R.-I HOWRAH by Faizul Islam Zamadar, one of the Executants.

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,91,20,312/-

Execution is admitted on 18/09/2023 by 1. Faizul Islam Zamadar, Son of Giasuddin Zamadar, Domjur Jamadar Para, P.O: Domjur, Thana: DOMJUR, , Howrah, WEST BENGAL, India, PIN - 711405, by caste Muslim, by Profession Business, 2. Saiful Islam Zamadar, Son of Giasuddin Zamadar, Domjur Jamadar Para, P.O: Domjur, Thana: DOMJUR, , Howrah, WEST BENGAL, India, PIN - 711405, by caste Muslim, by Profession Business, 3. Hasibul Islam Zamadar, Son of Giasuddin Zamadar, Domjur Jamadar Para, P.O: Domjur, Thana: DOMJUR, , Howrah, WEST BENGAL, India, PIN - 711405, by caste Hindu, by Profession Business

Indetified by Mr Aditya Roy, . . Son of Mr R K Roy, Howrah Court, P.O: Howrah, Thana: Howrah, . Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-09-2023 by Saiful Islam Zamadar, PARTNER, FSH GROUP, Domjur Jamadarpara, City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405

Indetified by Mr Aditya Roy, . . Son of Mr R K Roy, Howrah Court, P.O: Howrah, Thana: Howrah, . Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-09-2023 by Hasibul Islam Zamadar, PARTNER, FSH GROUP, Domjur Jamadarpara, City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405

Indetified by Mr Aditya Roy, . . Son of Mr R K Roy, Howrah Court, P.O: Howrah, Thana: Howrah, . Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-09-2023 by Faizul Islam Zamadar, PARTNER, FSH GROUP, Domjur Jamadarpara, City:- , P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405

Indetified by Mr Aditya Roy, . . Son of Mr R K Roy, Howrah Court, P.O: Howrah, Thana: Howrah, . Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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/-

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

Description of Stamp
1. Stamp: Type: Impressed, Serial no 1759, Amount: Rs.100.00/-, Date of Purchase: 18/09/2023, Vendor name: Haran Chandra Mukherjee

Roni Sen
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R.-I HOWRAH
Howrah, West Bengal

Date of Registration under section 60 and Rule 69.
Registered In Book - I
Volume number 0501-2023, Page from 136147 to 136174
being No 050104562 for the year 2023.



RS

Digitally signed by RONI SEN
Date: 2023.09.18 16:10:24 +05:30
Reason: Digital Signing of Deed.

(Roni Sen) 18/09/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R.-I HOWRAH
West Bengal.