3-01889/23 I 1877/2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document. AP 256096

03/05/23

0-8/114194/23

A.D.S.R. Garia South 24 Parganas

03 MAY 2023

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1)HAFIJUL MONDAL (PAN-BINPM8381E),(Aadhaar no.3380 6990 7026) son of Late Dinmahammad Mondal, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas,

Sl. No. 877 Date 02/5/2023

Sold to Hafijul Mondal and other.

of Kandarpapur, Garia, Narendrapur, Kol-84.

Rupees 140

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

Identified by me
Sajahan Sarkar.
S/o- Late Abu Obeda Sarkar.
Boalia, Garia, Narendrapur
Kol- 700084.
Occ - Business.

A.D.S.R. Office
South 24 Parganas

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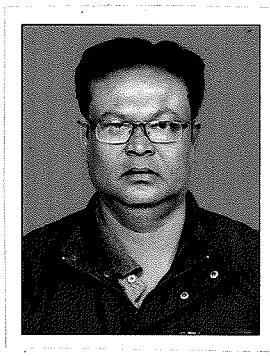
A.D.S.R. Office
Narendrapur

03 MAY 2023

PHOTO		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
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Name.....

Signature.....

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	right hand					

Name.....

Signature. Farhal sain mondal

A.D.S.R. Garia
South 24 Parganas

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PHOTO		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
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Name.....

Signature.....

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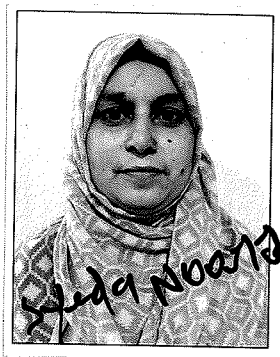
Md.

Name.....

Signature.....Md. Nizam.....



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Name.....

Signature.....Syeda Noor Jahi.....

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(2) FARHAT SAIN MONDAL(PAN-CRMPM4906Q) (Aadhaar No.7282 4714 7023),wife of Hafijul Mondal, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, **(3) MD.NIAZUDDIN, (PAN-ADWPN8294Q) (AADHAAR NO. 4410 9212 3287)** son of Mohammad Jamaluddin, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, and **(4)SYEDA NURJABI,(BKEPN1673D) (Aadhaar No.3299 4610 7743),** wife of Md. Niazuddin, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their legal heirs, executors, administrators, legal representatives and assigns) hereinafter collectively and jointly called and referred to as the **"OWNERS/PRINCIPALS"**.

SEND GREETINGS

WHEREAS one **AMANAT FOUNDATION TRUST,** having it's registered office at 25, Bright Street, P.S. Karaya, Kolkata- 700

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017 represented by it's Trustee and General Secretary MD. SHAH ALAM son of late Sk. Sabed Ali resided at 25, Bright Street, P.S. Karaya, Kolkata- 700 017, was the sole and absolute owner of **ALL THAT** piece and parcel of sali land measuring a total area of **12 Cottahs** be the same a little **more or less** out of total area 48 Decimals more or less, being Scheme Plot no.NA-3, under Phase-I of Gulmohar Park which is lying and situated **at Mouza-Barhans-Fartabad**, Pargana- Medonmallah, Touzi No.109, J.L. No. 47, under **R.S. Khatian No.945 and 1724 comprised in R.S. Dag No. 4017,** within the local limits of the Rajpur Sonarpur Municipality, under Municipal Ward No. 28, under Police Station- Sonarpur, in the Dist. of South 24-Parganas and the said foundation got the property by way of a purchased Deed written in English purchased from the then Owner Din Mohammad Mondal and M/S. Gulmohar Land & Housing Development Company, having it's office at 24-C, Bright Street, Kolkata- 700017 there in referred to as the Developer or Confirming Party with a valuable consideration mentioned therein, which was executed and registered on 23/06/1999 in the Office at District Sub-Registrar-IV, Alipore and finally

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recorded in Book No.I, volume No. 27, Pages from 1088 to 1105, Deed No. 4665 for the year 2003.

AND WHEREAS said **AMANAT FOUNDATION TRUST** while seized, possessed and enjoyed the above mentioned property for the benefit and gain of the said Amanat Foundation Trust, the Board of Trustee of the said Trust adopted a resolution for sale a portion of the said land in a meeting held on 31/10/2010 and on the basis of said Resolution said **AMANAT FOUNDATION TRUST** sold transferred and conveyed absolutely and forever **ALL THAT** piece and parcel of sali land measuring a total area of **7 Cottahs** be the same a little **more or less** out of total area 12 Decimals more or less, being Scheme Plot no.NA-3, under Phase-I of Gulmohar Park which is lying and situated **at Mouza- Barhans-Fartabad**, Pargana- Medonmallah, Touzi No.109, J.L. No. 47, under **R.S. Khatian No.945 and 1724 comprised in R.S. Dag No. 4017,** within the local limits of the Rajpur Sonarpur Municipality, under Municipal Ward No. 28, under Police Station-Sonarpur, in the Dist. of South 24-Parganas with a well demarcation and partition of the said property by affixing a separate site plan along with their sale Deed unto and in favour of the then Purchaser **RKZ REAL ESTATE'S PVT.LTD.** a Private

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Limited Company, incorporated under the Indian Companies Act, 1956, having it's registered office at 43, Hemgiri Road, South Sarania, Ulubaria, Guwahati, P.S. Paltan Bazar, Dist. Kamrup, Assam, Pin-781007 represented by one of it's Director KHALEQUR ZAMAN by taking a valuable consideration mentioned there in and the said **RKZ REAL ESTATE'S PVT.LTD.** purchased the above mentioned property by way of a registered sale Deed which was registered on 03/03/2011 in the Office at District Sub-Registrar-IV, Alipore and finally recorded in Book No.I, CD volume No. 6, Pages from 1783 to 1804, Deed No. 01629 for the year 2011 free from all encumbrances. The Title of the Schedule mentioned property will appear from the said Deed of Conveyance vide it's no. 01629 for the year 2011.

AND WHEREAS SAID **RKZ REAL ESTATE'S PVT.LTD.** a Private Limited Company, incorporated under the Indian Companies Act, 1956, having it's registered office at 43, Hemgiri Road, South Sarania, Ulubaria, Guwahati, P.S. Paltan Bazar, Dist. Kamrup, Assam, Pin-781007 represented by one of it's Director KHALEQUR ZAMAN while seized and possessed the aforesaid property some portions of the above mentioned land deducted for the purpose of extension of Development of Road width and as

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per physical measurement it was found that the actual area is **ALL THAT** piece and parcel of sali land measuring a **06(Six) Cottahs 7(Seven) Chittacks 06(Six) Sq.ft. more or less** out of total area **7 Cottahs** be the same a little **more or less**, being Scheme Plot no.NA-3, under Phase-I of Gulmohar Park which is lying and situated **at Mouza- Barhans-Fartabad**, Pargana-Medonmallah, Touzi No.109, J.L. No. 47, under **R.S. Khatian No.945 and 1724 comprised in R.S. Dag No. 4017,** within the local limits of the Rajpur Sonarpur Municipality, under Municipal Ward No. 28, under Police Station- Sonarpur, in the Dist. of South 24-Parganas and enjoyed the same free from all encumbrances.

AND WHEREAS SAID **RKZ REAL ESTATE'S PRIVATE LIMITED COMPANY** a Private Limited Company, incorporated under the Indian Companies Act, 1956, having it's registered office at 43, Hemgiri Road, South Sarania, Ulubaria, Guwahati, P.S. Paltan Bazar, Dist. Kamrup, Assam, Pin-781007 represented by one of it's Director KHALEQUR ZAMAN while seized and possessed the aforesaid property due to IT'S urgent need of money it had sold transferred and conveyed **ALL THAT** piece and parcel of sali land measuring about **06(Six) Cottahs 7(Seven) Chittacks 06(Six)**

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Sq.ft. more or less out of total area **20 Decimals more or less**, being Scheme Plot no.NA-3, under Phase-I of Gulmohar Park which is lying and situated **at Mouza- Barhans-Fartabad**, Pargana- Medonmallah, Touzi No.109, J.L. No. 47, under **R.S. Khatian No.945 and 1724 comprised in R.S. Dag No. 4017,** within the local limits of the Rajpur Sonarpur Municipality, under Municipal Ward No. 28, under Police Station- Sonarpur, in the Dist. of South 24-Parganas unto and in favour of the then purchaser namely **LANZO CONSTRUCTION PRIVATE LIMITED**, a Company incorporated under the provision of the Companies Act,1956 having it's registered office at BC 55, Sector-I, Salt Lake City, Kolkata 700064, represented by it's one of the Director and authorized signatory **SAIKAT GANGULI,(PAN-ADWPG0654K)** son of Swapan Ganguly,by faith- Hindu, by Occupation- Service, by Nationality- Indian, residing at- BC 55, Sector-I, Salt Lake City, Post Office and Police Station- Bidhannagar, Kolkata 700064, Dist. North 24 Parganas for taking a valuable consideration mentioned therein by executing a Sale Deed executed and registered on 27/06/2012 in the Office at D.S.R.-IV Alipore, Dist. South 24 Parganas and recorded in Deed No. 5341 for the year 2012.

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AND WHEREAS the above named **LANZO CONSTRUCTION PRIVATE LIMITED**, was the sole and absolute owner of **ALL THAT** piece and parcel of sali land measuring an area of **06 Cottahs 07 Chittaks 06 Sq.ft. more or less** out of total area 20 Decimals more or less, being Scheme Plot no.NA-3, under Phase-I of Gulmohar Park which is lying and situated **at Mouza-Barhans-Fartabad**, Pargana- Medonmallah, Touzi No.109, J.L. No. 47, under **R.S. Khatian No.945 and 1724 under R.S. Dag No. 4017,** within the local limits of the Rajpur Sonarpur Municipality, under Municipal Ward No. 28, under Police Station-Sonarpur, in the Dist. of South 24-Parganas.

AND WHEREAS by virtue of the aforementioned Deed being no. 5341 for the year 2012 said **LANZO CONSTRUCTION PRIVATE LIMITED**, herein mutated it's name in respect of the above mentioned property in the office of the Rajpur Sonarpur Municipality and enjoying the same free from all encumbrances and after Mutation the property is known and numbered as the new **Holding No.606, Uttar Purba Fartabad** under Police Station- Sonarpur, in the Dist. of South 24-Parganas, as per new holding number

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the vendor herein paying taxes regularly to the competent Authority of the Rajpur Sonarpur Municipality and enjoying the same without any interruption of any corner free from all encumbrances. It is also mentioned that the Vendor above named of these presents also converted the property from shali to Danga and/or Bastu. After conversion of the property the vendor herein also applied for Sanction of a building plan from the competent authority of Rajpur Sonarpur Municipality for the purpose of Construction of a Multi Storied Building and on the basis of conversion report and all documents the competent Municipality Satisfied with the same and Sanctioned the building plan as per provision of Municipal Laws.

AND WHEREAS said **LANZO CONSTRUCTION PRIVATE LIMITED**, while seized and possessed of **ALL THAT** piece and parcel of Bastu land measuring an area of **06 Cottahs 07 Chittaks 06 Sq.ft. more or less** out of total area 20 Decimals more or less, being Scheme Plot no.NA 3, under Phase-I of Gulmohar Park which is lying and situated **at Mouza- Barhans-Fartabad**, Pargana- Medonmallah, Touzi No.109, J.L. No. 47, under **R.S. Khatian No.945 and 1724 under R.S. Dag No. 4017,** within the local limits of the Rajpur Sonarpur

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Municipality, under Municipal Ward No. 28, being Municipal Holding No.606, Uttar Purba Fartabad under Police Station-Sonarpur, in the Dist. of South 24-Parganas. Be it expressly mentioned that as per physical measurement and possession of the property and/or after deduction of some portion of land in the road it is found that the net land area is **06 Cottahs 07 Chittaks more or less** out of total area 06 Cottahs 07 Chittaks 06 Sq.ft. more or less and thereafter approached to sell the property unto and in favour of the above named owners herein namely **(1)HAFIJUL MONDAL (PAN-BINPM8381E),(Aadhaar no.3380 6990 7026)** son of Late Dinmahammad Mondal, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas,**(2) FARHAT SAIN MONDAL(PAN-CRMPM4906Q) (Aadhaar No.7282 4714 7023),**wife of Hafijul Mondal, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, **(3) MD.NIAZUDDIN, (PAN-ADWPN8294Q) (AADHAAR NO. 4410 9212 3287)** son of Mohammad

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Jamaluddin, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, and **(4)SYEDA NURJABI,(BKEPN1673D) (Aadhaar No.3299 4610 7743),** wife of Md. Niazuddin, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas,with a valuable consideration mentioned therein.

AND WHEREAS SAID **LANZO CONSTRUCTION PRIVATE LIMITED**, sold, transferred, conveyed the Schedule mentioned property/land unto and in favour of the above named owners/Principals herein by virtue of a registered Deed of Conveyance which was registered on 07/02/2019 in the office at A.D.S.R. Garia, Dist. South 24 Parganas and after registration it was recorded in Book No. I, volume No. 1629-2019, Pages from 19953 to 19993, being No. 162900583 for the year 2019.

AND WHEREAS by virtue of the above mentioned sale deed the owners herein are the joint owners of **ALL THAT** piece and parcel of Bastu land measuring an area of **06 Cottahs 07 Chittaks**

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more or less out of total area 20 Decimals more or less, being Scheme Plot no.NA-3, under Phase-I of Gulmohar Park which is lying and situated **at Mouza- Barhans-Fartabad**, Pargana-Medonmallah, Touzi No.109, J.L. No. 47, under **R.S. Khatian No.945 and 1724 comprised in R.S. Dag No. 4017,** within the local limits of the Rajpur Sonarpur Municipality, under Municipal **Ward No. 28, being Municipal Holding No.606, Uttar Purba Fartabad,** under Police Station- Sonarpur now P.S. Narendrapur, Kolkata-700084, in the Dist. of South 24-Parganas and while they enjoyed the property they mutated their names in the records of the Rajpur Sonarpur Municipality and after mutation the property is known and numbered as the new Holding Number 606, Uttar Purba Fartabad(North East Fartabad) and enjoying the same free from all encumbrances.

AND WHEREAS the present owners in order to commercially exploit the schedule "A" property the owners herein now being desirous of developing the said property by constructing thereupon a multi Storied building(s).

AND WHEREAS the present owners in order to prepare better accommodation exploit the schedule mentioned property i.e. **ALL THAT** piece and parcel of Bastu land measuring an area of **06 Cottahs 07 Chittaks more or less** out of total area 20 Decimals more or less, being Scheme Plot no.NA-3, under Phase-I of

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Gulmohar Park which is lying and situated **at Mouza- Barhans-Fartabad**, Pargana- Medonmallah, Touzi No.109, J.L. No. 47, under **R.S. Khatian No.945 and 1724 comprised in R.S. Dag No. 4017,** within the local limits of the Rajpur Sonarpur Municipality, under Municipal **Ward No. 28, being Municipal Holding No.606, Uttar Purba Fartabad,** under the then Police Station- Sonarpur now P.S. Narendrapur, Kolkata-700084, in the Dist. of South 24-Parganas, the owners herein now being desirous of developing the said property by constructing thereupon a new multi Storied building. But due to lack of knowledge/experience and various other reasons, the owners herein being unable to develop the new construction work on the Schedule or First Schedule property mentioned herein below.

AND WHEREAS the owners had been in search of reputed and experienced Promoter and/or Developer who can undertake the responsibility of construction of such new building on the said property at the cost and expenses of the Developer as per specifications written in the Development Agreement.

AND WHEREAS the joint owners herein being approached by the Developer namely **ONYX DEVCONS PRIVATE LIMITED (PAN-AAECO0066B)** A COMPANY, registered under the Companies Act, 2013 (18 of 2013) having it's registered office at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, having been represented by it's Authorized Signatory namely **(1) HAFIJUL MONDAL (PAN-BINPM8381E),(Aadhaar no.3380 6990 7026)**son of Late Dinmahammad Mondal, by faith-Muslim,

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by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas and **(2) MD.NIAZUDDIN, (PAN-ADWPN8294Q) (AADHAAR NO. 4410 9212 3287)** son of Mohammad Jamaluddin, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, for construction of a multi storied building as per sanctioned plan at the schedule premises and the Owners have agreed to allow the Developer to develop and construct building at the said property i.e. . **ALL THAT** piece and parcel of Danga land used as Bastu measuring an area of **06 Cottahs 07 Chittaks more or less** out of total area 20 Decimals more or less, being Scheme Plot no.NA-3, under Phase-I of Gulmohar Park which is lying and situated **at Mouza- Barhans-Fartabad**, Pargana- Medonmallah, Touzi No.109, J.L. No. 47, under **R.S. Khatian No.945 and 1724 comprised in R.S. Dag No. 4017,** within the local limits of the Rajpur Sonarpur Municipality, under Municipal **Ward No. 28, being Municipal Holding No.606, Uttar Purba Fartabad,** under Police Station- Sonarpur now P.S. Narendrapur, Kolkata-700084, in the Dist. of South 24-Parganas and the land owners accordingly agreed with the proposal of the Developer and have decided to enter into a Development Agreement under certain terms and conditions thereinafter appearing in Development Agreement which was executed and registered on ....03..../05/2023 in the Office at Additional District Sub-Registrar, Garia, Dist. South 24

Syeda Nozia Bibi

Forhad Saim Mondal

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Parganas. The Developer on good faith satisfied about marketable title of the owners, the Developer hereinbefore had executed Development agreement.

The Owners in good faith after Registration of Development Agreement agree to execute this Development Power of Attorney.

AND WHEREAS the **Executants above named** herein are lawfully seized and possessed of or otherwise well and sufficiently entitled to . **ALL THAT** piece and parcel of Bastu land measuring an area of **06 Cottahs 07 Chittaks more or less** out of total area 20 Decimals more or less, being Scheme Plot no.NA-3, under Phase-I of Gulmohar Park which is lying and situated **at Mouza-Barhans-Fartabad**, Pargana- Medonmallah, Touzi No.109, J.L. No. 47, under **R.S. Khatian Nos.945 and 1724 comprised in R.S. Dag No. 4017,** within the local limits of the Rajpur Sonarpur Municipality, under Municipal **Ward No. 28, being Municipal Holding No.606, Uttar Purba Fartabad,** under Police Station- Sonarpur now P.S. Narendrapur, Kolkata-700084, in the Dist. of South 24-Parganas, (herein after called and referred to as the **SAID PREMISES**), which is fully described in the SCHEDULE hereunder written.

NOW KNOWN US ALL THESE PRESENTS WITNESSETH That owing to our old age and various other reasons we are unable to properly look after, Develop our aforesaid landed property under our possession, we the Principals above named appoint the Developer herein namely **ONYX DEVCONS PRIVATE LIMITED (PAN- AAECO0066B)** A COMPANY, registered under the Companies Act, 2013 (18 of 2013) having it's registered office at

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Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, having been represented by it's Authorized Signatory namely **(1) HAFIJUL MONDAL (PAN-BINPM8381E),(Aadhaar no.3380 6990 7026)**son of Late Dinmahammad Mondal, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas and **(2) MD.NIAZUDDIN, (PAN-ADWPN8294Q) (AADHAAR NO. 4410 9212 3287)** son of Mohammad Jamaluddin, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, who will do all acts and things on behalf of us i.e. the above named Land Owners and they do not have any objection in regards to the same, the Attorney will do perform and execute all or any of the following acts, deeds and things in respect of the schedule below property that is to say :-

1. To work, manage, control and supervise the management of all and administration of the Schedule below property and to develop the said property more fully described in the Schedule below by whatsoever manner or way on our behalf.

2. To appoint Engineers, Architects and his agent or agents and sub-contractor or sub-contractors as the said Attorney shall

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think fit and proper and to make all payment of their fees and charge as such Architects, Engineers and their agent or agents and/or sub-Contractors, for and on our behalf, but not assign to any other Developer

3. To apply to the Rajpur Sonarpur Municipality and/or any other authorities concerned for sanction, verification and/or modification of whatsoever manner or nature in respect of the plan or plans that is to be sanctioned by the Rajpur Sonarpur Municipality and/or any other authorities, body or bodies of whatsoever manner or nature and for that purpose to SIGN, ISSUE & RECEIVE all such or relevant applications, maps, plans, papers, writings, drawings, design, firms and/or any representation or representations too, as or may be required by the said Attorney at it's absolute discretion shall think fit and proper for and on our behalf.

4. That the Attorney herein shall always be able to sign, execute, issue and deliver all affidavits, indemnity bonds, undertaking deed or gifts, or such other deeds or documents or papers or writings of whatsoever manner or nature that is required or any other authorities of whatsoever manner or nature

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for the necessary building plan to fulfill the interest of the principal hereto and at the same time the Attorney herein shall always be able to register the aforesaid document before all the registering authority and shall be able to present for registration and admit execution of the same before the registering authority.

5. To deposit any fees and charge or any other amount which may have to be paid to the Kolkata Municipal Corporation and to any other authorities before starting and/or while in course of construction of the building at the said premises at the schedule mentioned property written hereunder and/or in any such period of time also.

6. To apply for drainage, sewerage, water supply, electric Connection, Transformer installation, telephone and any other connections of whatsoever manner or nature and for that purpose to sign, issue and receive all papers and documents and plans and drawings, designs etc. of whatsoever manner or nature or may be thought to be necessary by the said Attorney before the various departments of the appropriate authorities of various public or Government or Semi-Government offices.

7. To apply to the water supply department of the Rajpur Sonarpur Municipality and/or other too for availing or seeking

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and/or bringing necessary water supply connections in the said schedule mentioned property and to that effect to sign, issue and receive all such or relevant applications, drawings, documents that is being sought to be done by the said water supply department of the Rajpur Sonarpur Municipality and/or by other as and when necessary and/or asked for.

8. To apply to the sewerage and drainage department of the Rajpur Sonarpur Municipality for availing or seeking necessary drainage and/or sewerage connection and/or lines of whatsoever manner or nature in respect of the said property and to that effect to sign all such relevant applications, drawings, documents that is being sought to be done by the aforesaid department of the Rajpur Sonarpur Municipality and/or by others as and when necessary and/or asked for.

9. That the Attorney herein shall be able to avail necessary permission or permissions of whatsoever manner or nature from the Road Department of the Rajpur Sonarpur Municipality for and on our behalf.

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10. To supervise the construction of the building and/or structure of whatsoever manner or nature according to the building plan or plans at the said property by demolishing old structure of the said premises and to construct a multi storied building in the said premises in respect to the building plans.

11. To file and defend any or all suits, cases, appeals, complaints and applications of whatsoever manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said premises which is more fully described in the schedule below and also to present and prosecute writ application or petitions in respect thereof in any court of law. To appear, file and defend any case or cases of whatsoever manner or nature before any Judicial authority and/or quasi Judicial authority in respect of the schedule below property and premises.

12. To sign and verify all plaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature, Memorandum of appeal and generally to do all other acts, deeds and things for and on our behalf as the said

A.D.S.R. Garia
South 24 Parganas

03 MAY 2023

Attorney in his absolute discretion shall think fit and proper on our behalf.

13. To compromise all suits, appeals, cases and/or any other legal proceedings in any court of law, tribunal authority of whatsoever manner or nature and to sign and verify all applications and names thereof for and on our behalf.

14. To sign, and receive any registered or registered with A/D letter and/or articles and/or any other documents of whatsoever manner or nature in respect of the said premises and property mentioned in the schedule below and to grant proper and effectual receipt or receipts in respect thereof.

15. To represent us in all the dealings and negotiations and for execution of agreement of whatsoever manner or nature, agreement for sale and/or Deed of Conveyance or conveyances and/or any other transfer documents of whatsoever manner or nature so as to dispose of their allocation i.e. the Developer's Allocation in the said premises or the schedule below property save and except the Owners' Allocation according to the terms and conditions of the Development Agreement, after completion of the said Ownership flat system building together with

A.D.S.R. Garia
South 24 Parganas

3 MAY 2023

undivided proportionate share of land including all common right, title and interest thereon. And to that effect to sign, present, execute and deliver the contracts, agreements and/or any other documents and/or any other papers or writings so as to complete the agreement for sale and/or deed of Conveyance or Conveyances, Deed of Sale, Deed of Transfer and/or any other transfer documents of whatsoever manner or nature in favour of the prospective or intending purchaser or purchasers by the Attorney herein at his sole discretion in respect of the Developer's Allocation save and except the Owners' Allocation according to the terms and conditions of the Development Agreement mentioned therein. And the said Attorney in respect thereof shall be able to sign, issue, receive and acknowledge the necessary consideration or considerations and to issue necessary effectual receipt or receipts thereof. Moreover the Attorney in all circumstances shall be able to appear before the registrar or Sub-Registrar or District Registrar or Registrar of Assurances Kolkata or any other authority or authorities having the necessary jurisdiction in that behalf and thereof to present for registration and to registrar and admit execution thereof in respect of the agreement for sale, Deed of Conveyance, Deed of Sale and/or

A.D.S.R. Office
South 24 Parganas

3 MAY 2023

Deed of Transfer out of Developer's Allocation only and to do all such acts, deeds and things for and on our behalf as the said Attorney in it's absolute discretion shall think fit and proper to fulfill our interest in all respect. Developer shall have all rights to transfer, give, gift, rent, lease out Developer's Allocation to any prospective/intending purchaser in the proposed multi storied building.

16. To make payment of all rates and taxes and other outgoing in respect of the said premises mentioned in the schedule below and/or building to be constructed thereon.

17. This power of Attorney shall remain restricted to the said property / building.

18. To sign, present, execute, deliver, issue and receive all papers, documents, writings, undertakings, representations and letters etc. of whatsoever manner of nature so as to deal and/or negotiate and/or to settle all matters etc. of whatsoever manner or nature with the Development Department and/or any other department or departments of the Government of West Bengal and Financial Institution of whatsoever or nature in respect of

A.D.S.R. Garia
South 24 Parganas

03 MAY 2023

the part or whole of the said premises and/or the property mentioned in the Schedule below for and on our behalf in all occasions.

19. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending purchaser or purchasers and/or party or parties thereof for and on behalf of us restricted to the Developer's portion only. Be it mentioned that the Attorney shall in all occasions be able to receive any amount of consideration in the name of the said Partnership firm i.e. **ONYX DEVCONS PRIVATE LIMITED (PAN-AAECO0066B),** in part or in full and/or as being paid by the party or parties and/or purchaser or purchasers thereof and/or from the loan sanctioning institute or institutes such as H.D.F.C., L.I.C HFL., S.B.I., Home Finance, Home Trust, G.I.C. Housing Finance Ltd. Etc. and/or from any Govt. Bank, Private or Commercial Bank , any Nationalized Bank or whatsoever status and/or any Central Govt., State Govt. or Semi-Government Firms, Institutions, organizations, departments, undertaking etc. of whatsoever manner or nature and/or autonomous or private organizations, firms, etc. for the purpose

Addl. District Sub-Registrar, Alipore, South 24 Parganas

South 24 Parganas

3 MAY 2023

of selling of Developers Allocation and shall also be able to issue proper and effectual, receipt or receipts.

20. That the Attorney herein shall always be able to exercise the necessary power or powers conferred on them by virtue of this instrument, jointly or severally at all occasions and period of time.

We, the Principals herein entered into a registered Development Agreement WITH THE Developer i.e. **ONYX DEVCONS PRIVATE LIMITED** **(PAN- AAECO0066B)** A COMPANY, registered under the Companies Act, 2013 (18 of 2013) having it's registered office at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas, having been represented by it's Authorized Signatory namely **(1) HAFIJUL MONDAL (PAN-BINPM8381E),(Aadhaar no.3380 6990 7026)**son of Late Dinmahammad Mondal, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas and **(2) MD.NIAZUDDIN, (PAN-ADWPN8294Q) (AADHAAR NO. 4410 9212 3287)** son of Mohammad Jamaluddin, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Vill. Kandarpapur, P.O. Garia, former Police Station – Sonarpur now P.S. Narendrapur, Kolkata - 700084, Dist. South 24-Parganas,, herein on ..03../05/2023 in the Office at Additional District Sub-Registrar of Garia, Dist. South 24 Parganas and after registration

Farhad Saim mondal

Najrul Islam Mondal

A.D.S.R. Garia
South 24 Parganas

03 MAY 2023

it was recorded in Book No.I, being/Deed No. 162901869 for the year 2023 with the said Developer, hereinafter called the said building Developer and for which the Developer has also paid the Stamp duty against the receipt value to the registration Office which was assessed by the concerned authority.

Farhat Sajin mondal

Sayada Noorjahan

SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE ENTIRE LAND)

ALL THAT piece and parcel of Bastu land measuring an area of **06 Cottahs 07 Chittaks more or less** out of total area 20 Decimals more or less, being Scheme Plot no.NA-3, under Phase-I of Gulmohar Park which is lying and situated **at Mouza-Barhans-Fartabad**, Pargana- Medonmallah, Touzi No.109, J.L. No. 47, under **R.S. Khatian No.945 and 1724 comprised in R.S. Dag No. 4017,** within the local limits of the Rajpur Sonarpur Municipality, under Municipal **Ward No. 28, being Municipal Holding No.606, Uttar Purba Fartabad,** under Police Station- Sonarpur, now Police Station- Narendrapur, Kolkata-700084, in the Dist. of South 24-Parganas, together with all easement rights and right to egress and ingress of the adjacent

A.D.S.R. Garia
South 24 Parganas

03 MAY 2023

24 Ft. passage of the said property, the nearest road of the property is Fartabad Road, which is butted and bounded by::-

On the North	:	Part of R.S. Dag No.4017.
On the South	:	24'ft wide common or Municipal Road.
On the East	:	Land of R.S. Dag No.335 of Kandarpapur-Boalia Mouza.
On the West	:	Private Passage and Land of R.S. Dag No.4015 and 4016.

A.D.S.R. Garia
South 24 Parganas

03 MAY 2023

IN WITNESS WHEREOF We, the above named Principals have hereunto set and subscribed our respective hands and seals on this 03rd **day of May, 2023(Two Thousand and Twenty Three).**

WITNESSES:

1. Rizwan Led.
B/4, 3/4, Balaka
Aabasan. New town
Rajarhat, Kol-156.

Hafiz Mondal
Farhat Jain mondal
Md. Nayudd.
Syeda Noorjahi

SIGNATURE OF THE PRINCIPALS

2.
Md. Aamir Raza
Kanderpair, Garia
Kolkata, 700084

ONYX DEVCONS PRIVATE LIMITED
Hafiz Mondal
DIRECTOR

ONYX DEVCONS PRIVATE LIMITED
Md. Nayudd.
DIRECTOR

SIGNATURE OF THE ATTORNEY:

Drafted & Prepared by me:

Salim Ahamed Laskar
SALIM AHAMED LASKAR
Advocate
High Court at Calcutta,
Kolkata-700 001.
Enr. No.- WB/1586/2014.

Power accepted by me

DIRECTOR

DIRECTOR

A.D.S.R. Garia
South 24 Parganas

03 MAY 2023

[redacted]

Issue Date : 16/06/2017

Md Nazuddin
Date of Birth/DOB: 04/02/1978
Male/ MALE

4410 9212 3287

VID : 9145 0413 9262 9148

मेरा आधार, मेरी पहचान

Md. Nazuddin.

[redacted]

Download Date : 02/12/2022

Address:
S/O: Md Jamaluddin, Khondokpur, P.O - Garia, Near Khondokpur Madarsah, P. S. - Sonarpur, Rajpur Sonarpur (M), South 24 Parganas,
West Bengal - 700084

4410 9212 3287

VID : 9145 0413 9262 9148

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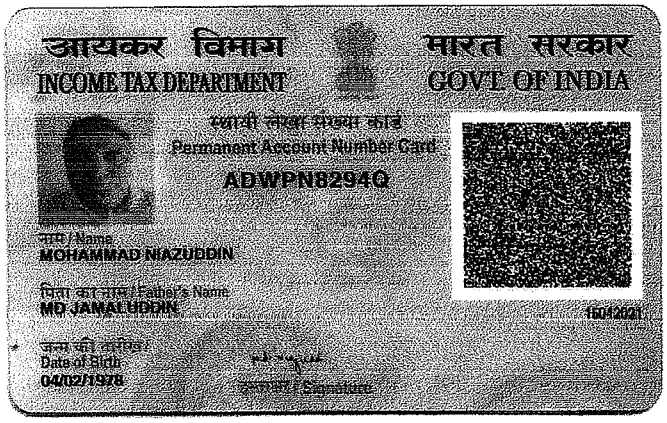

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADWPN8294Q

नाम / Name
MOHAMMAD NIAZUDDIN

पिता का नाम / Father's Name
MD JAMALUDDIN

16042021

जन्म की तारीख
Date of Birth
04/02/1978

हस्ताक्षर / Signature

Md. Niazuddin

भारत सरकार
Government of India

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0667/02086/73459

To
Syeda Nurjabi
C/O Md Niazuddin
.
KHONDOKPUR
Garia
South 24 Parganas West Bengal - 700084
7980955288

Signature Not Verified
Digitally signed by US UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Date: 2023.02.16 05:59:02 UTC

आपका आधार क्रमांक / Your Aadhaar No. :

3299 4610 7743

VID : 9164 3727 3659 6257

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

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- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

भारत सरकार
Government of India

आधार

Issue Date: 17/03/2015

Syeda Nurjabi
Date of Birth/DOB: 29/07/1987
Female/ FEMALE

3299 4610 7743

VID : 9164 3727 3659 6257

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

AADHAAR

Download Date: 16/02/2023

Address:
C/O Md Niazuddin, ., KHONDOKPUR, Garia,
South 24 Parganas,
West Bengal - 700084

3299 4610 7743

VID : 9164 3727 3659 6257

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Syeda NoorJabi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BKEPN1673D

नाम / Name
SYEDA NURJABI

पिता का नाम / Father's Name
SYED NEHALUDDIN

जन्म की तारीख / Date of Birth
29/07/1987

हस्ताक्षर / Signature

Syeda Noorjabi

ভারত সরকার

আধার

জাতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No : 2017/80259/08550

To
সাজাহান লস্কর
Sajahan Laskar
S/O: Abuobeda Laskar
PASCHIM BOALIA
Rajpur Sonarpur (M)
Garia
Sonarpur South 24 Parganas
West Bengal 700084
8820756542

19/10/2016

3895246

MD038952465FH

আপনার আধার সংখ্যা / Your Aadhaar No. :

2949 5932 1473

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India

সাজাহান লস্কর
Sajahan Laskar
জন্মতারিখ / DOB : 02/05/1981
পুরুষ / Male

2949 5932 1473

আমার আধার, আমার পরিচয়

Sajahan Laskar.

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1190/25013/00090

To
হাফিজুল মন্ডল
Hafijul Mondal
S/O Dinmahammad Mondal
KANDARPAPUR
Rajpur Sonarpur(M)
Garia
South Twenty Four Parganas
West Bengal 700084

30/10/2013

61928231

MN619282313FT

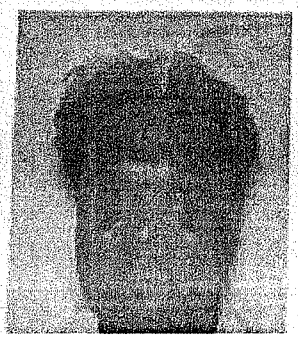
আপনার আধার সংখ্যা / Your Aadhaar No. :

3380 6990 7026

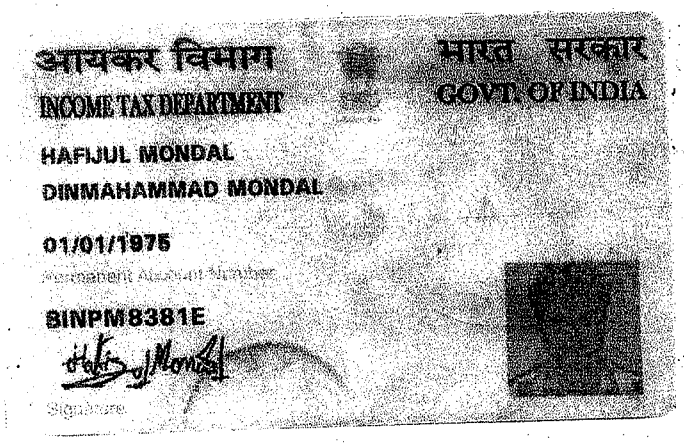
আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India



হাফিজুল মন্ডল
Hafijul Mondal
জন্মতারিখ / DOB : 01/01/1975
পুরুষ / Male



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HAFIJUL MONDAL
DINMAHAMMAD MONDAL
01/01/1975
Permanent Account Number
BINPM8381E
Signature

Hafijul Mondal

भारत सरकार
Government of India

आधार

Issue Date : 27/10/2013

ফরহাট সাইন মণ্ডল
Farhat Sain Mondal
জন্মতারিখ / DOB : 01/01/1985
মহিলা / Female

7282 4714 7023

7282 4714 7023

मेरा आधार, मेरी पहचान

Farhat sain mondal

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

AADHAAR

ঠিকানা: সি/ও: হাফিজুল মণ্ডল, এসএইচএএইচইইএন ভীআইএলএলএ, কেএএনডীএআরপীএপীইউআর আরওএডী, এনইএআর এমএএসজেআইডী ই এওয়াইইএসএইচএ, জীইউএলএমওএইচএআর পীএআরকে এফএআরটীএবীএডী, গড়িয়া, দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ, 700084

Print Date : 04/02/2023

Address: C/O: Hafijul Mondal, SHAHEEN VILLA, KANDARPAPUR ROAD, NEAR MASJID E AYESHA, GULMOHAR PARK FARTABAD, Garia, South 24 Parganas, West Bengal, 700084

7282 4714 7023

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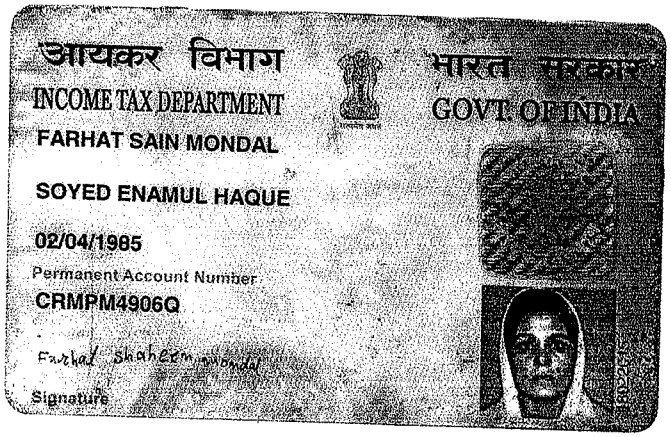


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
FARHAT SAIN MONDAL
SOYED ENAMUL HAQUE
02/04/1985
Permanent Account Number
CRMPM4906Q
Farhat Shaheen mondal
Signature

Farhat sain moondal

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

ई– स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAECO0066B

नाम / Name	ONYX DEVCONS PRIVATE LIMITED
निगमन/गठन की तारीख Date of Incorporation / Formation	13/03/2023

Signature valid

Digitally signed by Income Tax Dept
Date: 2023.03.1[illegible] [illegible]9:00
GMT[illegible]30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card.
  संलग्न पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAECO0066B

ONYX DEVCONS PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
13/03/2023

Fold

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मंत्री स्टर्लिंग,
प्लॉट न. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found, please inform / return to:

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tinpan@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

ONYX DEVCONS PRIVATE LIMITED

Md. Nayyar.

DIRECTOR

DIRECTOR

OMAX DEVCONS PRIVATE LIMITED

सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that ONYX DEVCONS PRIVATE LIMITED is incorporated on this THIRTEENTH day of MARCH TWO THOUSAND TWENTY THREE under the Companies Act, 2013 (18 of 2013) and that the company is Company limited by shares

The Corporate Identity Number of the company is **U68100WB2023PTC260354**

The Permanent Account Number (PAN) of the company is **AAECO0066B***

The Tax Deduction and Collection Account Number (TAN) of the company is **CALO06155C***

Given under my hand at Manesar this THIRTEENTH day of MARCH TWO THOUSAND TWENTY THREE

Document certified by DS MINISTRY OF CORPORATE AFFAIRS 10 <[redacted]crc@mca.gov.in>.

Digitally signed by DS MINISTRY OF CORPORATE AFFAIRS 10
Date: 2023.03.13 23:45:24 IST

Rajender Kumar

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

ONYX DEVCONS PRIVATE LIMITED

C/O MD NIAZ UDDIN,KANDARPAPUR, GARIA,South 24 Parganas,South 24 Parganas,South 24 Parganas-700084,West Bengal

*as issued by Income tax Department

ONYX DEVCONS PRIVATE LIMITED

Md. Niazuddin

DIRECTOR

DIRECTOR

OMAX DEVCONS PRIVATE LIMITED

Major Information of the Deed

Deed No :	**I-1629-01877/2023**	**Date of Registration**	**03/05/2023**
Query No / Year	**1629-8001114194/2023**	**Office where deed is registered**	
Query Date	**03/05/2023 11:22:06 AM**	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Salim Ahamed Laskar High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830672779, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 71,55,282/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 162901869/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Fartabad Road, Mouza: Barhans Fartabad, , Ward No: 28, Holding No:606 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-4017	RS-945	Bastu	Bastu	3 Katha 3.5 Chatak	1/-	35,77,641/-	Width of Approach Road: 24 Ft., , Project Name :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Fartabad Road, Mouza: Barhans Fartabad, , Ward No: 028, Holding No:606 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-4017	RS-1724	Bastu	Bastu	3 Katha 3.5 Chatak	1/-	35,77,641/-	Width of Approach Road: 24 Ft., , Project Name :
	Grand Total :				**10.6219Dec**	**2 /-**	**71,55,282 /-**	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Hafijul Mondal (Presentant) Son of Late Dinmahammad Mondal Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office	 03/05/2023	 LTI 03/05/2023	03/05/2023
	Kandarpapur, Now Ps Narendrapur, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: bixxxxxx1e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Farhat Sain Mondal Wife of Mr Hafijul Mondal Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office	 03/05/2023	 LTI 03/05/2023	03/05/2023
	Kandarpapur, Now Ps Narendrapur, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: crxxxxxx6q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Md Niazuddin Son of Mr Mohammad Jamaluddin Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office	 03/05/2023	 LTI 03/05/2023	03/05/2023
	Kandarpapur , Now Ps Narendrapur, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx4q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Syeda Nurjabi Wife of Md Niazuddin Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office	 03/05/2023	 LTI 03/05/2023	03/05/2023
	Kandarpapur , Now Ps Narendrapur, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: bkxxxxxx3d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office			

Attorney Details :

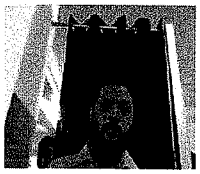
Sl No	Name,Address,Photo,Finger print and Signature
1	**Onyx Devcons Private Limited** Kandarpapur, Now P.S. Narendrapur, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: aaxxxxxx6b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Hafijul Mondal Son of Late Dinmahammad Mondal Date of Execution - 03/05/2023, , Admitted by: Self, Date of Admission: 03/05/2023, Place of Admission of Execution: Office	 May 3 2023 11:47AM	 LTI 03/05/2023	03/05/2023
	Kandarpapur, Now P.S. Narendrapur, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24 Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: bixxxxxx1e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Onyx Devcons Private Limited (as authorised signature)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Md Niazuddin Son of Mr Mohammad Jamaluddin Date of Execution - 03/05/2023, , Admitted by: Self, Date of Admission: 03/05/2023, Place of Admission of Execution: Office	 May 3 2023 11:50AM	 LTI 03/05/2023	03/05/2023

	Kandarpapur, Now P.S. Narendrapur, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24 Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx4q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Onyx Devcons Private Limited (as authorised signature)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sajahan Laskar Son of Late Abu Obeda Laskar Boalia, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084			
	03/05/2023	03/05/2023	03/05/2023
Identifier Of Mr Hafijul Mondal, Farhat Sain Mondal, Mr Md Niazuddin , Syeda Nurjabi, Mr Hafijul Mondal, Md Niazuddin			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Hafijul Mondal	Onyx Devcons Private Limited-1.32773 Dec
2	Farhat Sain Mondal	Onyx Devcons Private Limited-1.32773 Dec
3	Mr Md Niazuddin	Onyx Devcons Private Limited-1.32773 Dec
4	Syeda Nurjabi	Onyx Devcons Private Limited-1.32773 Dec

Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Hafijul Mondal	Onyx Devcons Private Limited-1.32773 Dec
2	Farhat Sain Mondal	Onyx Devcons Private Limited-1.32773 Dec
3	Mr Md Niazuddin	Onyx Devcons Private Limited-1.32773 Dec
4	Syeda Nurjabi	Onyx Devcons Private Limited-1.32773 Dec

Endorsement For Deed Number : I - 162901877 / 2023

On 03-05-2023

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 11:38 hrs on 03-05-2023, at the Office of the A.D.S.R. GARIA by Mr Hafijul Mondal , 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 71,55,282/-

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

Execution is admitted on 03/05/2023 by 1. Mr Hafijul Mondal, Son of Late Dinmahammad Mondal, Kandarpapur, Now Ps Narendrapur, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by Profession Business, 2. Farhat Sain Mondal, Wife of Mr Hafijul Mondal, Kandarpapur, Now Ps Narendrapur, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by Profession Business, 3. Mr Md Niazuddin , Son of Mr Mohammad Jamaluddin, Kandarpapur , Now Ps Narendrapur, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by Profession Business, 4. Syeda Nurjabi, Wife of Md Niazuddin , Kandarpapur , Now Ps Narendrapur, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by Profession Business

Indetified by Mr Sajahan Laskar, , , Son of Late Abu Obeda Laskar, Boalia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Business

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

Execution is admitted on 03-05-2023 by Mr Hafijul Mondal, authorised signature, Onyx Devcons Private Limited, Kandarpapur, Now P.S. Narendrapur, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Sajahan Laskar, , , Son of Late Abu Obeda Laskar, Boalia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Business

Execution is admitted on 03-05-2023 by Md Niazuddin, authorised signature, Onyx Devcons Private Limited, Kandarpapur, Now P.S. Narendrapur, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Sajahan Laskar, , , Son of Late Abu Obeda Laskar, Boalia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

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 877, Amount: Rs.100.00/-, Date of Purchase: 02/05/2023, Vendor name: Samiran Das

Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2023, Page from 53144 to 53182

being No 162901877 for the year 2023.

Seal of the Additional District Sub-Registrar, Garia, District South 24 Parganas

Digitally signed by KRISHNENDU TALUKDAR
Date: 2023.05.03 12:35:07 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2023/05/03 12:35:07 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

West Bengal.

(This document is digitally signed.)