

2106/23



Development Power of Attorney



: Drafted by :
AJIM ALL
: Excess :
Date of our : 2023



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 588795

8-299466/23
05/12/2023
1.1800

DEVELOPMENT POWER OF ATTORNEY

After registration of Development Agreement

KNOW ALL MEN BY THESE PRESENTS :

We, 1). DHARAM CHAND JAIN (HUF), having PAN - AABHD7425B, a Hindu Undivided Family, of KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal, represented by its Karta namely SRI. DHARAMCHAND JAIN, having PAN - ACQPJ5763R, and Aadhaar No. - 9087 7907 2049, Son of Late Kapoor Chand Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal, by faith - Hindu, by Nationality - Indian, by Occupation - Business,

I hereby certify that the document is admitted to registration. The signature sheet / photo and endorsement sheet / photo is attached to the document for the purpose of the document.

Signature
District Sub Registrar - I
Sector 24, Park Road, Baranagar

- 5 DEC 2023

[Handwritten mark]

859.
05.12.2023.

কর্তৃক নাম -
স্বাক্ষর -

K.E. Coorgames Pal-hill

স্বাক্ষর স্থান - 100

Sri H.A. St 100

ডায়েরী নং - ২৪
ডায়েরী নং - ২
টি.ডি. নং - 2 NOV 2023
তারিখ - ৫ ডিসেম্বর ২০২৩
মেট্রো স্টাম্প নং -
স্বাক্ষরী অফিস - বারাসাত



[Signature]
U/S 7(2)
District Sub Registrar - i
North 24 Parganas, Barasat

- 5 DEC 2023

MD-Kalimullah
St-Sonakharkhi
PO-Jagamathpur
P.S-Dubbukur
North 24 Parganas

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(Page : 2)

2). SRI. SAURABH JAIN, having PAN - AFJPJ1144A, and Aadhaar No. - 3671 2899 4447, Son of Sri Dharam Chand Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal, by faith - Hindu, by Nationality - Indian, by Occupation - Business,

3). MEGHA JAIN, having PAN - AOOPP4748Q, and Aadhaar No. - 6096 4059 8645, Wife of Sri. Saurabh Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal, by faith - Hindu, by Nationality - Indian, by Occupation - Business,

4). SAROJ JAIN, having PAN - ACTPJ7498Q, and Aadhaar No. - 7268 1992 8359, Wife of Sri. Dharam Chand Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal, by faith - Hindu, by Nationality - Indian, by Occupation - Business,

5). SRI. VIKASH JAIN, having PAN - AETPJ1269D, and Aadhaar No. 2383 2110 6101, Son of Sri. Dharamchand Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal, by faith - Hindu, by Nationality - Indian, by Occupation - Business,

6). K. C. ORGANISER PRIVATE LIMITED, having PAN - AAECK1395B, a Private Limited Company, incorporated under the Companies Act, 1956, having its Office at 2, Sir Hariram Goenka Street, 2nd Floor, P.O. & P.S. - Burrobazar, Kolkata - 700007, West Bengal, represented by its Director namely SRI. DHARAMCHAND JAIN, having PAN - ACQPJ5763R, and Aadhaar No. -

(Page : 3)

9087 7907 2049, Son of Late Kapoor Chand Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal,

7). SRI. RIKHAB CHAND JAIN, having PAN - ACTPJ6027D, and Aadhaar No. 8071 0568 5043, Son of Bhanwar Lal Jain, residing at Meghdoot, 99, Moulana Abdul Kalam Azad Sarani, Kadapara, 3rd Floor, Block - B, P.O. - Kankurgachi, P.S. - Phoolbagan, Kolkata - 700054, West Bengal, all are by faith - Hindu, by Nationality - Indian, by Occupation - Business, hereinafter jointly called and referred to as the "EXECUTANTS/ OWNERS".

WHEREAS the OWNER NO. 1 herein, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1779 corresponding to L.R. Khatian No. 6419 [recorded in the name of the Ajgar Ali],

And

ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian No. 1177 corresponding to L.R. Khatian No. 6419 [recorded in the name of the Ajgar Ali], i.e. Total 08 (Eight) Decimals, be the same a little more or less, alongwith Tiles shed measuring about 350 Sq.ft., comprised in C.S. Dag Nos. 2694 and 2695 corresponding to R.S. & L.R. Dag Nos. 2672 and 2673 respectively under C.S. Khatian Nos. 1779

(Page : 4)

and 1177 corresponding to L.R. Khatian No. 6419 [recorded in the name of the Ajgar Ali], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from Azgar Ali Mandal @ Ajgar Ali, Son of Late Fakir Ali @ Fakir Ali Mondal, of Haitara, P.O. - Haitara, District - North 24 Parganas, Kolkata - 700157, through a Sale Deed, duly executed on 09/08/2021 and registered on 24/08/2021 before the office of A.D.S.R. Rajarhat, New Town, North 24 Parganas, and recorded in Book No. I, Volume No. 1523-2021, Pages from 395460 to 395501, being No. 152309409 for the year 2021 and absolutely seized and possessed the same.

AND WHEREAS the OWNER NO. 2 herein, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1779 corresponding to L.R. Khatian No. 6417 [recorded in the name of Eman Ali],

And

ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 40 Decimals,

(Page : 5)

comprised in C.S. Dag No. 2695 corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian No. 1177 corresponding to L.R. Khatian No. 6417 [recorded in the name of Eman Ali],

i.e. Total 08 (Eight) Decimals, be the same a little more or less, alongwith Tiles shed measuring about 350 Sq.ft., comprised in C.S. Dag Nos. 2694 and 2695 corresponding to R.S. & L.R. Dag Nos. 2672 and 2673 respectively under C.S. Khatian Nos. 1779 and 1177 corresponding to L.R. Khatian No. 6417 [recorded in the name of Eman Ali], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata, 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from Eman Ali Monal @ Eman Ali, Son of Late Fakir Ali @ Fakir Ali Mondal, of Haitara, P.O. - Hatiara, District - North 24 Parganas, Kolkata - 700157, through a Sale Deed, duly executed on 09/08/2021 and registered on 24/08/2021 before the office of A.D.S.R. Rajarhat, New Town, North 24 Parganas, and recorded in Book No. I, Volume No. 1523-2021, Pages from 395502 to 395543, being No. 152309410 for the year 2021 and absolutely seized and possessed the same.

AND WHEREAS the OWNER NO. 3 herein, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 3.70 (THREE POINT SEVEN ZERO) DECIMALS, be the same a little more or less, as 1000 share out of 37 Decimals,

(Page : 6)

comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1779 corresponding to L.R. Khatian No. 6420 [recorded in the name of Akbar Ali],

And

ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian No. 1177 corresponding to L.R. Khatian No. 6420 [recorded in the name of Akbar Ali], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from Afsar Ali Mandal @ Akbar Ali, Son of Late Fakir Ali @ Fakir Ali Mondal, of Haitara, P.O. - Hatiara, District - North 24 Parganas, Kolkata - 700157, through a Sale Deed, duly executed on 09/08/2021 and registered on 24/08/2021 before the office of A.D.S.R. Rajarhat, New Town, North 24 Parganas, and recorded in Book No. I, Volume No. 1523-2021, Pages from 395567 to 395608, being No. 152309411 for the year 2021 and absolutely seized and possessed the same.

AND WHEREAS the OWNER NO. 4 herein, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR)

(Page : 7)

DECIMALS, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1779 corresponding to L.R. Khatian No. 6418 [recorded in the name of the Akbar Ali],

And

ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian No. 1177 corresponding to L.R. Khatian No. 6418 [recorded in the name of the Akbar Ali], i.e. Total 08 (Eight) Decimals, be the same a little more or less, alongwith Tiles shed measuring about 350 Sq.ft., comprised in C.S. Dag Nos. 2694 and 2695 corresponding to R.S. & L.R. Dag Nos. 2672 and 2673 respectively under C.S. Khatian Nos. 1779 and 1177 corresponding to L.R. Khatian No. 6418 [recorded in the name of the Akbar Ali], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from Akbar Ali Mandal @ Akbar Ali, Son of Late Fakir Ali @ Fakir Ali Mondal, of Haitara, P.O. - Hatiara, District - North 24 Parganas, Kolkata - 700157, through a Sale Deed, duly executed on 09/08/2021 and registered on 24/08/2021 before the

(Page : 8)

office of A.D.S.R. Rajarhat, New Town, North 24 Parganas, and recorded in Book No. I, Volume No. 1523-2021, Pages from 395609 to 395650, being No. 152309412 for the year 2021 and absolutely seized and possessed the same.

AND WHEREAS the **OWNER NO. 5** herein, became the sole and absolute owner of **ALL THAT** piece and parcel of Shali land measuring an area of **04 (FOUR) COTTAHS**, be the same a little more or less, **including 6'-0" wide Common Passage, alongwith Tiles shed measuring about 100 Sq.ft.**, out of 10 Cottahs, equivalent to 16.50 Decimals, be the same a little more or less, including 6'-0" wide Common Passage, as 4460 share out of 37 Decimals, comprised in Sabek Dag No. 2694, corresponding to **R.S. & L.R. Dag No. 2672**, under Sabek Khatian No. 1175, under Khatian Nos. 1177, 1179, corresponding to R.S. Khatian No. 962, corresponding to at present **L.R. Khatian No. 11418** [recorded in the name of **AVALON VINIMAY PVT. LTD.**], lying and situated at **MOUZÀ :- HATIARA**, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), being Holding No. RGM-17/569, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from **Md. Faijuddin Ahmed**, Son of Late Mansur Sardar, of Haitara, P.O. - Hatiara, District - North 24 Parganas, Kolkata - 700157, through a Sale Deed, duly executed on 17/06/2021 and registered on 25/06/2021 before the office of A.D.S.R. Rajarhat, New Town, North 24 Parganas, and

(Page : 9)

recorded in Book No. 1, Volume No. 1523-2021, Pages from 278401 to 278442, being No. 152306603 for the year 2021 and absolutely seized and possessed the same.

AND WHEREAS the OWNER NO. 5 herein, also became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) COTTAHS, be the same a little more or less, including 6' Wide Common Passage, alongwith Tiles Shed measuring about 100 Sq.ft. out of 40 Decimals, comprised in C.S. Dag No. 2595, corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian Nos. 1175, 1177 and 1179, corresponding to R.S. Khatian Nos. 1699, 1700, 1911, present L.R. Khatian No. 17604 [recorded in the name of the SUNGLOW PROMOTERS PRIVATE LIMITED], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, now Bidhannagar Municipal Corporation, under Ward No. 13, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from Sunglow Promoters Private Limited, through a Sale Deed, duly executed on 17/06/2021 and registered on 25/06/2021 before the office of A.D.S.R. Rajarhat, New Town, North 24 Parganas, and recorded in Book No. 1, Volume No. 1523-2021, Pages from 278519 to 278564, being No. 152306605 for the year 2021 and absolutely seized and possessed the same.

AND WHEREAS the OWNER NO. 6 herein, also became the sole and absolute owner of ALL THAT

(Page : 10)

piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS, be the same a little more or less, alongwith Tiles Shed measuring about 100 Sq.ft. out of 40 Decimals, comprised in C.S. Dag No. 2595, corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian Nos. 1175, 1177 and 1179, corresponding to R.S. Khatian Nos. 1699, 1700, 1911, present L.R. Khatian No. 17604 [recorded in the name of the SUNGLOW PROMOTERS PRIVATE LIMITED], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, now Bidhannagar Municipal Corporation, under Ward No. 13, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City), at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from Sunglow Promoters Private Limited, through a Sale Deed, duly executed on 17/06/2021 and registered on 25/06/2021 before the office of A.D.S.R. Rajarhat, New Town, North 24 Parganas, and recorded in Book No. I, Volume No. 1523-2021, Pages from 278565 to 278612, being No. 152306606 for the year 2021 and absolutely seized and possessed the same.

AND WHEREAS the OWNER NO. 6 herein, also became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS, be the same a little more or less, including 6'-0" wide Common Passage, alongwith Tiles shed measuring about 100 Sq.ft., out of 10 Cottahs, equivalent to 16.50 Decimals, be the same a little more or less, including 6'-0" wide Common Passage, as 4460

(Page : 11)

share out of 37 Decimals, comprised in Sabek Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under Sabek Khatian No. 1175, under Khatian Nos. 1177, 1179, corresponding to R.S. Khatian No. 962, corresponding to at present L.R. Khatian No. 11418 [recorded in the name of AVALON VINIMAY PVT. LTD.], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), being Holding No. RGM-17/569, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from Faijuddin Ahmed, through a Sale Deed, duly executed on 17/06/2021 and registered on 25/06/2021 before the office of A.D.S.R. Rajarhat, New Town, North 24 Parganas, and recorded in Book No. I, Volume No. 1523-2021, Pages from 278660 to 278704, being No. 152306608 for the year 2021 and absolutely seized and possessed the same.

AND WHEREAS the OWNER NO. 7 herein, also became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 1.1322 (ONE POINT ONE THREE TWO TWO) DECIMALS, be the same a little more or less, as 306 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal],

And

ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in C.S. Dag No. 2695, corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian No. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal],

And

ALL THAT piece and parcel of Shali land measuring an area of 0.6529 (ZERO POINT SIX FIVE TWO NINE) DECIMALS, be the same a little more or less, as 234 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 10021 [recorded in the name of Kamala Kanta Nath],

i.e. Total 5.7851 (FIVE POINT SEVEN EIGHT FIVE ONE) DECIMALS, be the same a little more or less, equivalent to 03 Cottahs 08 Chittacks, be the same a little more or less, including 6'-00" wide common passage, alongwith Tiles shed measuring about - 100 Sq.ft. and a boring Tube Well stand thereon, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672 and C.S. Dag No. 2695, corresponding to R.S. & L.R. Dag No. 2673, both under C.S. Khatian No. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal], and L.R. Khatian No. 10021 [recorded in the name of Kamala Kanta Nath], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the

local limits of Rajarhat-Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old - 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from Sri. Suresh Kumar Jaiswal, through a Sale Deed, duly executed on 17/06/2021 and registered on 25/06/2021 before the office of A.D.S.R. Rajarhat, New Town, North 24 Parganas, and recorded in Book No. I, Volume No. 1523-2021, Pages from 278705 to 278756, being No. 152306609 for the year 2021 and absolutely ~~seized~~ and possessed the same.

AND WHEREAS the OWNER NO. 4 herein, also became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 02 (TWO) DECIMALS, be the same a little more or less, out of 04 Decimals as 1000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1779, corresponding to L.R. Khatian No. 6416, corresponding to at present L.R. Khatian No. 19996 [recorded in the name of Md. Faijuddin Ahmed],

And

ALL THAT piece and parcel of Shali land measuring an area of 02 (TWO) DECIMALS, be the same a little more or less, out of 04 Decimals as 1000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian No. 1177, corresponding to L.R. Khatian No. 6416, corresponding to at present L.R. Khatian No. 19996 [recorded in the name of Md. Faijuddin Ahmed],

(Page : 14)

i.e. Total 04 (Four) Decimals, be the same a little more or less, alongwith Residential Tiles shed measuring about 300 Sq.ft., comprised in C.S. Dag Nos. 2694 and 2695 corresponding to R.S. & L.R. Dag Nos. 2672 and 2673 respectively under C.S. Khatian Nos. 1779 and 1177, corresponding to L.R. Khatian No. 6416, corresponding to at present L.R. Khatian No. 19996 [recorded in the name of Md. Faijuddin Ahmed], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata, 700157,, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from Md. Faijuddin Ahmed, through a Sale Deed, duly executed on 17/06/2021 and registered on 31/08/2021 before the office of A.D.S.R. Rajarhat, New Town, North 24 Parganas, and recorded in Book No. I, Volume No. 1523-2021, Pages from 414295 to 414339, being No. 152309869 for the year 2021 and absolutely seized and possessed the same.

AND WHEREAS the OWNER NO. 2 herein, also became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 02 (TWO) DECIMALS, be the same a little more or less, out of 04 Decimals as 1000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1779, corresponding to L.R. Khatian No. 6416, corresponding to

(Page : 15)

at present L.R. Khatian No. 19996 [recorded in the name of Md. Faijuddin Ahmed],

And

ALL THAT piece and parcel of Shali land measuring an area of 02 (TWO) DECIMALS, be the same a little more or less, out of 04 Decimals as 1000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian No. 1177, corresponding to L.R. Khatian No. 6416, corresponding to at present L.R. Khatian No. 19996 [recorded in the name of Md. Faijuddin Ahmed], i.e. Total 04 (Four) Decimals, be the same a little more or less, alongwith Residential Tiles shed measuring about 300 Sq.ft., comprised in C.S. Dag Nos. 2694 and 2695 corresponding to R.S. & L.R. Dag Nos. 2672 and 2673 respectively under C.S. Khatian Nos. 1779 and 1177, corresponding to L.R. Khatian No. 6416, corresponding to at present L.R. Khatian No. 19996 [recorded in the name of Md. Faijuddin Ahmed], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from Md. Faijuddin Ahmed, through a Sale Deed, duly executed on 17/06/2021 and registered on 31/08/2021 before the office of A.D.S.R. Rajarhat, New Town, North 24 Parganas, and recorded in Book No. I, Volume No. 1523-2021, Pages from 414340 to 414384,

(Page : 16)

being No. 152309870 for the year 2021 and absolutely seized and possessed the same.

AND WHEREAS one Rafik Mondal, was the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, and absolutely, seized and possessed the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said Rafik Mondal, sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the

(Page : 17)

State of West Bengal, in favour of **Jamaluddin Mondal and two others**, by virtue of a Sale Deed, duly registered on 04/05/1956 before the S.R.O. Cossipore DumDum and recorded in Book No. I, Volume No. 71, Pages from 215 to 216, being No. 4501 for the year 1956 and delivered the peaceful possession over the same.

AND WHEREAS being in joint peaceful possession over the aforesaid purchased land, said **Jamaluddin Mondal**, mutually agreed and partition their aforesaid purchased land with their other two co-sharer and they got their share of land accordingly, by virtue of a registered Deed of Partition, dated 30/03/1963 which was duly registered before the S.R.O. Cossipore DumDum and recorded in Book No. I, Volume No. 56, Pages from 30 to 35, being Deed No. 2838 for the year 1963.

AND WHEREAS while being in peaceful possession over the aforesaid property, according to the amicable partition said **Jamaluddin Mondal**, sold, transferred and conveyed ALL THAT piece and parcel of Shali land measuring an area of .06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favour of **Kamala Kanta Nath**, by virtue of a Sale Deed, duly registered on 10/07/1984 before

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(Page : 18)

the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 67, Pages from 264 to 266, being No. 5654 for the year 1984 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property said **Kamala Kanta Nath** sold, transferred and conveyed the same i.e. ALL THAT (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favour of **Sri. Narendra Kumar Agarwal**, by virtue of a Sale Deed, duly registered on 04/03/1989 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 39, Pages from 301 to 316, being No. 1838 for the year 1989 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property said **Sri. Narendra Kumar Agarwal**, sold, transferred and conveyed the same i.e. ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S.

(Page : 19)

& L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favour of **said Aditya Prakash Daga @ Aditya Kumar Daga** by virtue of a Sale Deed, duly executed on 20/11/2007 and registered on 12/09/2011 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, CD Volume No. 18, Pages from 10445 to 10465, being No. 10649 for the year 2011 and delivered the peaceful possession over the same.

AND WHEREAS, by virtue of aforesaid Sale Deed, **said Aditya Prakash Daga @ Aditya Kumar Daga** became the sole and absolute owner of the aforesaid property and thereafter he mutated his name in the present L.R. R.O.R. vide L.R. Khatian No. 11416 under L.R. Dag No. 2671 as the nature of Shali and since then he has been enjoying the said property free from all encumbrances, liens, charges and mortgages, interferences and disturbances of any other person or persons whatsoever and paying the Govt. Revenue and Municipal taxes and other taxes as a sole and absolute owner and occupier from time to time.

AND WHEREAS while being in peaceful possession over the aforesaid property **said Aditya Prakash Daga @ Aditya Kumar Daga**, sold, transferred and conveyed the same i.e. ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08

(Page : 20)

(EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, corresponding to L.R. Khatian No. 11416 (recorded in the name of Aditya Prakash Daga), lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favour of the Owner herein by virtue of a Sale Deed, duly executed on 09/02/2022 and registered on 10/02/2022 before the D.S.R. - II, North 24 Parganas at Barasat, and recorded in Book No. 1, Volume No. 1502-2022, Pages from 34100 to 34139, being 150200862 for the year 2022 and delivered the peaceful possession over the same.

AND WHEREAS one Rafik Mondal, was also the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of

West Bengal, and absolutely seized and possessed the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said **Rafik Mondal**, sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to **R.S. & L.R. Dag No. 2671**, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favour of **Jamaluddin Mondal and two others**, by virtue of a Sale Deed, duly registered on 04/05/1956 before the S.R.O. Cossipore DumDum and recorded in Book No. I, Volume No. 71, Pages from 215 to 216, being No. 4501 for the year 1956 and delivered the peaceful possession over the same.

AND WHEREAS being in joint peaceful possession over the aforesaid purchased land, said **Jamaluddin Mondal**, mutually agreed and partition their aforesaid purchased land with their other two co-sharer and they got their share of land accordingly, by virtue of a registered Deed of Partition, dated 30/03/1963 which was duly registered before the S.R.O. Cossipore DumDum and recorded in Book No. I, Volume No. 56, Pages from 30 to 35, being Deed No. 2838 for the year 1963.

AND WHEREAS while being in peaceful possession

over the aforesaid property, according to the amicable partition said **Jamaluddin Mondal**, sold, transferred and conveyed ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to **R.S. & L.R. Dag No. 2671**, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old No. 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favour of **Kamala Kanta Nath**, by virtue of a Sale Deed, duly registered on 10/07/1984 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 67, Pages from 264 to 266, being No. 5654 for the year 1984 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said **Kamala Kanta Nath**, sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to **R.S. & L.R. Dag No. 2671**, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar

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(Page : 23)

Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favour of **Smt. Bimala Agarwal**, by virtue of a Sale Deed, duly registered on 04/03/1989 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 39, Pages from 285 to 300, being No. 1837 for the year 1989 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, according to the amicable partition said **Smt. Bimala Agarwal**, sold, transferred and conveyed the same i.e. **ALL THAT** piece and parcel of Shali land measuring an area of **06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS**, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to **R.S. & L.R. Dag No. 2671**, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at **MOUZA - HATIARA**, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favour of **Surya Prakash Daga**, by virtue of a Sale Deed, duly executed on 20/11/2007 and registered on 20/10/2011 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, CD Volume No. 20, Pages from 7904 to 7924, being No. 12109 for the year 2011 and delivered the peaceful

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possession over the same.

AND WHEREAS by virtue of aforesaid Sale Deed, said **Surya Prakash Daga**, became the sole and absolute owner of the aforesaid property and thereafter he mutated his name in the present L.R. R.O.R. vide L.R. Khatian No. 11415 under L.R. Dag No. 2671 as the nature of Shali and since then he has been enjoying the said property free from all encumbrances, liens, charges and mortgages, interferences and disturbances of any other person or persons whatsoever and paying the Govt. Revenue and Municipal taxes and other taxes as a sole and absolute owner and occupier from time to time.

AND WHEREAS while being in peaceful possession over the aforesaid property, according to the amicable partition said **Surya Prakash Daga** sold, transferred and conveyed the same i.e. ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, corresponding to L.R. Khatian No. 11415 (recorded in the name of **Surya Prakash Daga**), lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favour of the Owner No. 6 herein by virtue of a Sale Deed, duly executed on 09/02/2022 and registered on 10/02/2022 before the D.S.R. - II, North 24 Parganas at

(Page : 25)

Barasat, and recorded in Book No. 1, Volume No. 1502-2022, Pages from 34140 to 34180, being 150200863 for the year 2022 and delivered the peaceful possession over the same.

AND WHEREAS by virtue of aforesaid purchased the Owner No. 6 herein, became the sole and absolute OWNER of **ALL THAT** piece and parcel of Shali land measuring an area of **13 (THIRTEEN) COTTAHS**, be the same a little more or less, as 2553 share out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to **R.S. & L.R. Dag No. 2671**, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, corresponding to at present **L.R. Khatian No. 11415** [recorded in the name of the **Surya Prakash Daga** and **L.R. Khatian No. 11416** [recorded in the name of the **Aditya Prakash Daga**], lying and situated at **MOUZA - HATIARA**, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, and thereafter mutated its name in the present **L.R. R.O.R. vide L.R. Khatian No. 20024** under **L.R. Dag No. 2671** as the nature of **Shali**, morefully and particularly described in the **FIRST SCHEDULE** hereinafter written, and since then it has been enjoying the same peacefully without any interruption or litigation and fully enjoy the entire property with free from all encumbrances, by paying the rent and taxes regularly before the concerned authority from time to time.

AND WHEREAS while being in joint peaceful

(Page : 26)

possession over the aforesaid property and they got mutated their names in the L.R. R.O.R. being L.R. Khatian Nos. 20251, 20258, 20291, 20024, 20023, 20022, 20250, 20241, 20249, under L.R. Dag No. 2672, 2673 also in the Office of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, and paying Rent, Taxes accordingly.

AND WHEREAS by virtue of aforesaid purchased the Owners herein, became the joint absolute OWNERS of ALL THAT piece and parcel of Bastu land measuring an area of 37 (Thirty Seven) Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20251, 20258, 20291, 20024, 20023, 20022, 20250, 20241, 20249,

AND

Bastu land measuring an area of 40 (Forty) Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20251, 20258, 20291, 20024, 20023, 20022, 20250, 20241, 20249,

i.e. Total 77 (Seventy Seven) Decimals, be the same a little more or less, alongwith building thereon, comprised in R.S. & L.R. Dag Nos. 2672 and 2673, under L.R. Khatian No. 20251 (recorded in the name of Saurabh Jain), 20258 (recorded in the name of Saroj Jain), 20291 (recorded in the name of Saurabh Jain), 20024 (recorded in the name of K. C. Organiser Private Limited), 20023 (recorded in the name of Vikash Jain), 20022 (recorded in the name of Rikhab Chand Jain), 20250 (recorded in the name of Megha Jain), 20241 (recorded in the name of Saroj Jain), 20249 (recorded in the name of Dharam Chand Jain (HUF), Lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata,

(Page : 27)

within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, morefully and particularly described in the **SCHEDULE** hereinafter wriiten and since then they have been enjoying the same peacefully without any interruption or litigation and fully enjoy the entire property with free from all encumbrances, by paying the rent and taxes regularly before the concerned authority from time to time.

AND WHEREAS the Owners herein is desire to construct a multi-storied (G+5) building on the land but due to paucity of fund and/or lack of experience in construction work have approached the DEVELOPER herein with a proposal to construct a multi-storied (G+5) building on the said land in accordance with the sanctioned plan to be sanctioned by the Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, consisting of several flats and other units and the DEVELOPER have accepted the proposal of the OWNERS and entered into a Development Agreement, with the **DEVELOPER** herein, under certain terms and conditions, which was duly registered on by virtue of Development Agreement, which was duly executed and registered on 28/02/2022 before the D.S.R.-II, North 24 Parganas at Barasat and recorded in Book No. I, Volume No. 1502-2022, Pages from 43693 to 43802, being No. 150201175 for the year 2022 and also according to the terms and conditions of the aforesaid Development Agreement, empowered the partners of the said Developer Firm herein namely **SARITA SINGH** and **MD. FAJUDDIN AHMED** as Constituted Attorney, by virtue of a

(Page : 28)

Development Power of Attorney, which was duly executed and registered on 28/02/2022 before the D.S.R.-II, North 24 Parganas at Barasat and recorded in Book No. I, Volume No. 1502-2022, Pages from 43803 to 43886, being No. 150201176 for the year 2022 and the Owner No. 6 herein also entered into a Development Agreement, which was duly registered on by virtue of Development Agreement, which was duly executed and registered on 15/06/2023 before the D.S.R.-I, North 24 Parganas at Barasat and recorded in Book No. I, Volume No. 1501-2023, Pages from 107154 to 107201, being No. 150104305 for the year 2023 and also according to the terms and conditions of the aforesaid Development Agreement, empowered the partners of the said Developer Firm herein namely SARITA SINGH, SRI. SHAILESH KUMAR SINGH, and MD. FAJUDDIN AHMED as Constituted Attorney, by virtue of a Development Power of Attorney, which was duly executed and registered on 15/06/2023 before the D.S.R.-I, North 24 Parganas at Barasat and recorded in Book No. I, Volume No. 1501-2023, Pages from 107227 to 107256, being No. 150104309 for the year 2023 and the terms and conditions morefully and particularly mentioned therein.

AND WHEREAS the Developer has allegedly tried to sold out some portion of the Owners Allocation, in respect of the aforesaid property without the Owners knowledge and as such the Owners herein decided to revoke and cancelled the aforesaid Development Power of Attorney which were already executed on dated 28/02/2022 and 15/06/2023 and as such in terms of Deed of Revocation of Development Power of Attorney, executed on 12/10/2023, registered before the D.S.R. - I, North 24 Parganas at Barasat, recorded in Book No. IV, Volume No. 1501-2023, Pages from 1017 to 1040, being No. 150100053 for the year 2023, and therefore the aforesaid

(Page : 29)

Development Power of Attorney has/have no force and effective no more.

AND WHEREAS for avoiding any future dispute, OWNERS are mutually agreed upon to execute this DEVELOPMENT POWER OF ATTORNEY under the terms and conditions mentioned hereunder.

AND WHEREAS the Land Owners herein assure the Promoter/ Developer herein to deliver the original papers in respect of the said land to the Promoter/ Developer herein at the time of execution of these presents without being provoked and/or influenced by any third parties and the Promoter/Developer will start construction of the said proposed multi-storied building at its own costs and expenses immediately after the sanction of the said proposed sanctioned plan from the local Municipal authority concern in the name of the Owners, upon handing over peaceful vacant possession of the land by the Land Owners herein to the Promoters /Developers herein along with signing of Possession Letter in favour of the Promoters/Developers herein.

AND WHEREAS the Owners of the immovable properties, more fully and particularly referred and explained under the SCHEDULE hereunder written and/or given and intending to sale, convey, transfer, alienate, grant, give, demise, devise and provide and ultimately dispose of and till the date of its ultimate disposal in the manner aforesaid to have better management, preservation, security, use, occupation, possession and enjoyment of the same.

AND WHEREAS we the executants herein already entered into a Development Agreement executed on 05/12/2023 with the Developer Firm namely S. P. ENTERPRISE, having PAN - AEPFS3071Q, a Partnership Firm, having its

(Page : 30)

registered office at 24/FL-03, Bon Bihari Bose Road, P.O. & P.S. - Howrah, District - Howrah, West Bengal, Pin Code - 711101, represented by its Partners namely :

- 1). SARITA SINGH, having PAN - EFFPS9243F, and Aadhaar No. 2917 1088 1762, wife of Shailesh Kumar Singh, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 24/FL-03, Bon Bihari Bose Road, P.O. & P.S. - Howrah, District - Howrah, West Bengal, Pin Code - 711101,
- 2). SRI. SHAILESH KUMAR SINGH, having PAN - CIZPS1518N, and Aadhaar No. 3965 5485 2997, Son of Rasnarayan Singh, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 24/FL-03, Bon Bihari Bose Road, P.O. & P.S. - Howrah, District - Howrah, West Bengal, Pin Code - 711101,
- 3). MR. FAJUDDIN AHMED, having PAN BKHPA0368K, and Aadhaar No. 6904 4548 3454, Son of Late Mansur Sardar, by faith - Muslim, by Nationality - Indian, by occupation - Business, residing at Hatiara, P.O. - Hatiara, P.S. - New Town now Eco Park, Kolkata - 700157, District - North 24 Parganas, West Bengal, i.e. the Attorney herein under certain terms and conditions, briefly mentioned therein, which was duly registered on 05/12/2023, before the D.S.R.- I, North 24 Parganas at Barasat, being No. 150108105 for the year 2023.

AND WHEREAS according to the said Development Agreement,

The OWNERS herein shall entitled to get as follows:

- i) Entire 1st Floor and 3rd Floor, out of G+5 storied Building of Block - "A" out of the buildings

(Page : 31)

namely ECO PRAHARI VILLAGE,

ii) Entire 1st Floor, 3rd Floor and 5th Floor, out of G+5 storied Building of Block - "B" out of the buildings namely ECO PRAHARI VILLAGE,

iii) Entire 1st Floor, 3rd Floor and Flat Nos. 5A (measuring S.B. area 1037 Sq.ft.) and 5C (measuring S.B. area 560 Sq.ft.) in the 5th Floor, out of G+5 storied Building of Block - "C" out of the buildings namely ECO PRAHARI VILLAGE,

iv) Entire 1st Floor, 3rd Floor and 5th Floor, out of G+5 storied Building of Block - "D" out of the buildings namely ECO PRAHARI VILLAGE,

v) Entire 1st Floor, 3rd Floor and Flat Nos. 5A, 5C, 5D and 5E, in the 5th Floor, out of G+5 storied Building of Block "E" out of the buildings namely ECO PRAHARI VILLAGE,

vi) Car Parking Space, being Nos. A, B, C, D, E, F and G from each Block, i.e. total numbers of Car Parking Sapce is 35 (Thirty Five) out of the buildings namely ECO PRAHARI VILLAGE, according to the Building Sanctioned Plan of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, **TOGETHER WITH** undivided proportionate land beneath the building and common areas and all amenities and facilities of the proposed multi-storied (G+5) building

And other vacant areas of the said premises shall be the joint property of the OWNER as well as DEVELOPER.

AND WHEREAS since it is necessary and expedient for us immediately, so as to have convenient and effectual management of all the works and affairs relating to the said sale, convey, transfer, alienate, grant, give and ultimately dispose off and till the date of its ultimate disposal in the manner aforesaid for the better management, preservation,

security, use, occupation, enjoyment and possession and for the others, morefully and particularly referred hereunder, on behalf of ourselves, we are desirous to appoint Attorney.

NOW BY THESE PRESENTS We, **THE EXECUTANTS** HEREIN, do hereby nominate, constitute and appoint to

1). **SARITA SINGH**, having PAN - **EFFPS9243E**, and Aadhaar No. **2917 1088 1762**, wife of Shailesh Kumar Singh, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at **24/FL-03, Bon Bihari Bose Road, P.O. & P.S. - Howrah, Disrtict - Howrah, West Bengal, Pin Code - 711101,**

2). **SRI. SHAILESH KUMAR SINGH**, having PAN - **CIZPS1518N**, and Aadhaar No. **3965 5485 2997**, Son of Rasnarayan Singh, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at **24/FL-03, Bon Bihari Bose Road, P.O. & P.S. - Howrah, Disrtict - Howrah, West Bengal; Pin Code - 711101,**

3). **MD. FAJUDDIN AHMED**, having PAN **BKHPA0368K**, and Aadhaar No. **6904 4548 3454**, Son of Late Mansur Sardar, by faith - Muslim, by Nationality - Indian, by occupation - Business, residing at Hatihara, P.O. - Hatihara, P.S. - New Town now Eco Park, Kolkata - **700157, Disrtict - North 24 Parganas, West Bengal,** respectively being the Partners of **S. P. ENTERPRISE**, having PAN - **AEPFS3071Q**, a Partnership Firm, having its registered office at **24/FL-03, Bon Bihari Bose Road, P.O. & P.S. - Howrah, Disrtict - Howrah, West Bengal, Pin Code - 711101,** as our Lawful Constituted Attorney for our names, on our behalf to do, exercise, execute and perform the following acts. deeds, matter and things which as are follows :-

1. To enter into, hold and defend possession of the said property except the Owners's allocated areas and every

(Page : 33)

part thereof and also to manage, maintain and administer the said land and every part thereof.

2. To sign, execute and submission plan, documents, statements, undertaking, declaration as may be required for having the plan sanctioned, modified and/or alter by the local Municipal Authority or any other authorities.

3. To appear and represent us before the necessary authorities including the Municipality, Fire Brigade, W.B. Police, W.B. Pollution Control Board, the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of sanction plans or before any other authorities in this regard in respect of the aforesaid property, schedule mentioned hereunder.

4. To pay fees obtained such other order or permission from the necessary authorities and to engage Engineers, Architects, Expert, and other Agents, Contractors, Sub-Contractors for the aforesaid purpose of development as our said Attorney shall think proper.

5. To receive the excess amount or lees if any paid for the purpose sanction, modification and/or alteration of the Development Plans to any authority or authorities.

6. To deal with, if any lawful occupant lawfully or otherwise stay in at different portion of the said premises in any manner as the said Attorney may deem fit and proper for getting the said premises vacated from them and for that purpose to sign, execute and enter in to all sorts of agreement and to do all other acts, deeds or things as may be necessary therefore.

7. To Develop the said premises by making construction of building thereon after obtaining Building sanction plan of the local Municipality or any other authority.

(Page : 34)

8. For all or any of the purpose stated hereinbefore to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents and the said Attorney can act as they will deemed fit and proper. To present any sale deed or deeds of conveyances before the concerned A.D.S.R. or District Sub-Registrar or R.A. Kolkata for getting such deeds registered in my name and on our behalf in respect of Developer Allocation only.

9. To apply for and obtain electricity, gas, water connection, swerage, drainage, telephone and other connections of any other utilities to the said premises and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

10. To utilize or shift or have connected the existing electricity connection, if any, in the proposed premises in such manner as the said Attorney may think fit and proper.

11. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises including the rents and/or license fees from the occupants thereof.

12. To appear and represent me before all authorities including those under the local Municipality for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

13. To enter into any agreements for Sale of Flats and

other units with the intending Purchaser and to receive the earnest money and full amount of consideration from the intending Purchaser. The said Attorney are also empowered or authorized to dispose to or sell out the Flats and other units and to receive the total consideration from them and in that case no permission is required from us and we shall have no objection for the same in respect of Developer Allocation only.

14. To apply for mutation and to record the name of the respective Flat Owners of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.

15. To file and submit the declarations, statements, applications and/or returns to the competent authority or any other authority or authorities in connection with the matters wherein contained.

16. To commence, procure, enforce, answer or oppose all actions and other legal proceedings and demands, touching any of the matters concerning the said premises or any part thereof including relating to acquisition and/or in respect of the said premises in which the said estate is now or may hereafter be interested or concerned and if think fit to compromise, settle, referred to arbitration in any such action or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.

17. To advertise in the Newspaper or through any other for procuring purchaser for selling the Flats and all other units in the proposed building in respect of Developer Allocation only.

18. To file and defend suits, cases, appeals and whatsoever nature for and on our behalf or to be instituted preferred by or against us by any person or persons in

respect of the said proposed premises and also to present and prosecute write application in respect thereof.

19. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or another authority whatsoever and to sign and verify applications thereof.

20. To sign, declare and/or affirm any plaint, written statements, petition, affidavit, verification, Vokalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

21. To deposit and withdraw fees, documents and moneys in and from the Court or Courts and/or other person or persons or authority and give valid receipt and discharge there for.

22. To enter into agreement for Sale for the proposed Flats and all other units as per agreement and/or to receive advance/earnest money or total consideration in respect of the Flats and the proportionate share of the land in respect of Developer Allocation only or in any portion thereof for transferring and conveying the proportionate right, title, interest out of the under mentioned schedule of land and to hand over the copies of the relevant documents in regard to our title of the land to such intending purchaser or purchasers as the case may be. It is further noted that in such case the advance receivable by our Attorney will not be claimed or demanded by us and at the same time we shall not be liable for any transaction.

But the said Attorney are absolutely entitled and empowered to dispose off all the Flats and other units of Developers Allocation only [except the Owners's allocated Flats], mentioned in the Development agreement at his own dicercations by taking No Objection Letter from us before execution of the Deed of Conveyance and/or Agreement for

Sale for Developers Allocation.

23. To take necessary financial assistance/loan from any Nationalised Bank and/or other Banks and/or other statutory concern and/or financial institution in respect of the below schedule property by mortgaging Developer Allocation only.

24. To do all other acts in respect of Development, Sale, Transfer of the said Units which required to do and cost of selling flats and other units in respect of Developer Allocation only.

And this development power of attorney may be altered any time or time to time with mutual consent of the both parties hereip above.

And we do hereby ratify and confirm and agree or undertake to ratify and confirm all acts, deeds, matters and things whatsoever our said Attorney shall lawfully do or cause to be done or perform under or by virtue of these presents including in such confirmation and other works will be completed or the whole deal/transaction as per the said agreement notwithstanding no expenses power is given herein.

And, in short our abovenamed Attorney shall be entitled and/or hereby empowered to do all the above deeds and things for and on behalf of us in our name as required for the purpose of development and to dispose of in respect of the said property. And the Power of Attorney is revocable in nature.

It is mentioned here that the Attorney holder is not empower to deal, sale, assign and/or enter into an agreement for sale/Deed of Conveyance in respect of the Owner Allocation.

THE SCHEDULE "A" ABOVE REFERRED TO

(The existing Property)

(Land - I)

ALL THAT piece and parcel of Shali at present Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20249 (recorded in the name of Dharam Chand Jain (HUF),

And

Shali at present Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20251 (recorded in the name of Saurabh Jain),

And

Shali at present Bastu land measuring an area of 02 Decimals, be the same a little more or less, as 500 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20291 (recorded in the name of Saurabh Jain),

And

Shali at present Bastu land measuring an area of 03 Decimals, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20250 (recorded in the name of Megha Jain),

And

Shali at present Bastu land measuring an area of 02 Decimals, be the same a little more or less, as 500 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20258 (recorded

in the name of Saroj Jain),

And

Shali at present Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20241 (recorded in the name of Saroj Jain),

And

Shali at present Bastu land measuring an area of 07 Decimals, be the same a little more or less, as 1784 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20023 (recorded in the name of Vikash Jain),

And

Shali at present Bastu land measuring an area of 10 Decimals, be the same a little more or less, as 2676 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20024 (recorded in the name of K. C. Organiser Private Limited),

And

Shali at present Bastu land measuring an area of 01 Decimal, be the same a little more or less, as 540 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20022 (recorded in the name of Rikhab Chand Jain),

And

Shali at present Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20249 (recorded in the name of Dharam Chand Jain (HUF),

And

Shali at present Bastu land measuring an area of

(Page : 40)

04 Decimals, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20251 (recorded in the name of Saurabh Jain),

And

Shali at present Bastu land measuring an area of 02 Decimals, be the same a little more or less, as 500 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20291 (recorded in the name of Saurabh Jain),

And

Shali at present Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20250 (recorded in the name of Megha Jain),

And

Shali at present Bastu land measuring an area of 02 Decimals, be the same a little more or less, as 500 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20258 (recorded in the name of Saroj Jain),

And

Shali at present Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20241 (recorded in the name of Saroj Jain),

And

Shali at present Bastu land measuring an area of 07 Decimals, be the same a little more or less, as 1650 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20023 (recorded

(Page : 41)

in the name of Vikash Jain),

And

Shali at present Bastu land measuring an area of 09 Decimals, be the same a little more or less, as 2350 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20024 (recorded in the name of K. C. Organiser Private Limited),

And

Shali at present Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20022 (recorded in the name of Rikhab Chand Jain),

.....
i.e. Total Shali at present Bastu land measuring an area of 37 (Thirty Seven) Decimals, be the same a little more or less, comprised in R.S. & L.R. Dag Nos. 2672,

and

Total Shali at present Bastu land measuring an area of 40 (Forty) Decimals, be the same a little more or less, comprised in R.S. & L.R. Dag Nos. 2673,

.....
i.e. All total Shali at present Bastu land measuring an area of 77 (Seventy Seven) Decimals, be the same a little more or less, alongwith 2200 Sq.ft. Tiles Shed Structure, comprised in R.S. & L.R. Dag Nos. 2672 & 2673, under L.R. Khatian No. 20249 (recorded in the name of Dharam Chand Jain (HUF), L.R. Khatian No.

(Page : 42)

20251 (recorded in the name of Saurabh Jain), L.R. Khatian No. 20291 (recorded in the name of Saurabh Jain), L.R. Khatian No. 20250 (recorded in the name of Megha Jain), L.R. Khatian No. 20258 (recorded in the name of Saroj Jain), L.R. Khatian No. 20241 (recorded in the name of Saroj Jain), L.R. Khatian No. 20023 (recorded in the name of Vikash Jain), L.R. Khatian No. 20024 (recorded in the name of K. C. Organiser Private Limited), L.R. Khatian No. 20022 (recorded in the name of Rikhab Chand Jain), Lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, Nearest Road - Isan Pally (Hatiara), which is butted and bounded by :

ON THE NORTH : By R.S. & L.R. Dag No. 2648.

ON THE SOUTH : By R.S. & L.R. Dag No. 2674, 2675, 2676 and 2677.

ON THE EAST : By 20'-00" Wide Road.

ON THE WEST : By R.S. & L.R. Dag No. 2671.

(Page : 43)
(Land - II)

ALL THAT piece and parcel of Shali at present Bastu land measuring an area of 13 (THIRTEEN) COTTAHS, be the same a little more or less, as 2553 share out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, corresponding to at present L.R. Khatian Nos. 11416 and 11415, corresponding to at present L.R. Khatian No. 20024 [recorded in the name of the Owner herein], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.B. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, Nearest Road - Isan Pally (Hatiara), which butted and bounded as follows :

On the North	:	By R.S. & L.R. Dag No. 2670.
On the South	:	By R.S. & L.R. Dag No. 2674 & 2675 & 20'-00" Wide Road.
On the East	:	By R.S. & L.R. Dag No. 2672.
On the West	:	By Part of R.S. & L.R. Dag No. 2671,

THE SCHEDULE "B" ABOVE REFERRED TO

(The Property upon which the Power is given)

ALL THAT entire land and proposed multi-storied building to be constructed over the aforesaid Schedule "A"

land as follows :

(Land - I)

ALL THAT piece and parcel of Shali at present Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20249 (recorded in the name of Dharam Chand Jain (HUF),

And

Shali at present Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20251 (recorded in the name of Saurabh Jain),

And

Shali at present Bastu land measuring an area of 02 Decimals, be the same a little more or less, as 500 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20291 (recorded in the name of Saurabh Jain),

And

Shali at present Bastu land measuring an area of 03 Decimals, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20250 (recorded in the name of Megha Jain),

And

Shali at present Bastu land measuring an area of 02 Decimals, be the same a little more or less, as 500 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20258 (recorded

(Page : 45)

in the name of Saroj Jain),

And

Shali at present Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20241 (recorded in the name of Saroj Jain),

And

Shali at present Bastu land measuring an area of 07 Decimals, be the same a little more or less, as 1784 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20023 (recorded in the name of Vikash Jain),

And

Shali at present Bastu land measuring an area of 10 Decimals, be the same a little more or less, as 2676 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20024 (recorded in the name of K. C. Organiser Private Limited),

And

Shali at present Bastu land measuring an area of 01 Decimals, be the same a little more or less, as 540 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20022 (recorded in the name of Rikhab Chand Jain),

And

Shali at present Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20249 (recorded in the name of Dharam Chand Jain (HUF),

And

Shali at present Bastu land measuring an area of

(Page : 46)

04 Decimals, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20251 (recorded in the name of Saurabh Jain),

And

Shali at present Bastu land measuring an area of 02 Decimals, be the same a little more or less, as 500 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20291 (recorded in the name of Saurabh Jain),

And

Shali at present Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20250 (recorded in the name of Megha Jain),

And

Shali at present Bastu land measuring an area of 02 Decimals, be the same a little more or less, as 500 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20258 (recorded in the name of Saroj Jain),

And

Shali at present Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20241 (recorded in the name of Saroj Jain),

And

Shali at present Bastu land measuring an area of 07 Decimals, be the same a little more or less, as 1650 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20023 (recorded

(Page : 47)

in the name of Vikash Jain),

And

Shali at present Bastu land measuring an area of 09 Decimals, be the same a little more or less, as 2350 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20024 (recorded in the name of K. C. Organiser Private Limited),

And

Shali at present Bastu land measuring an area of 04 Decimal, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20022 (recorded in the name of Rikhab Chand Jain),

.....

i.e. Total Shali at present Bastu land measuring an area of 37 (Thirty Seven) Decimals, be the same a little more or less, comprised in R.S. & L.R. Dag Nos. 2672,

and

Total Shali at present Bastu land measuring an area of 40 (Forty) Decimals, be the same a little more or less, comprised in R.S. & L.R. Dag Nos. 2673,

.....

i.e. All total Shali at present Bastu land measuring an area of 77 (Seventy Seven) Decimals, be the same a little more or less, alongwith 2200 Sq.ft. Tiles Shed Structure, comprised in R.S. & L.R. Dag Nos. 2672 & 2673, under L.R. Khatian No. 20249 (recorded in the name of Dharam Chand Jain (HUF), L.R. Khatian No.

20251 (recorded in the name of Saurabh Jain), L.R. Khatian No. 20291 (recorded in the name of Saurabh Jain), L.R. Khatian No. 20250 (recorded in the name of Megha Jain), L.R. Khatian No. 20258 (recorded in the name of Saroj Jain), L.R. Khatian No. 20241 (recorded in the name of Saroj Jain), L.R. Khatian No. 20023 (recorded in the name of Vikash Jain), L.R. Khatian No. 20024 (recorded in the name of K. C. Organiser Private Limited), L.R. Khatian No. 20022 (recorded in the name of Rikhab Chand Jain), Lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. formerly, Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, Nearest Road - Isan Pally (Hatiara), which is butted and bounded by :

ON THE NORTH : By R.S. & L.R. Dag No. 2648.

ON THE SOUTH : By R.S. & L.R. Dag No. 2674, 2675, 2676 and 2677.

ON THE EAST : By 20'-00" Wide Road.

ON THE WEST : By R.S. & L.R. Dag No. 2671.

(Land - II)

ALL THAT piece and parcel of Shali at present

(Page : 49)

Bastu land measuring an area of 13 (THIRTEEN) COTTAHS, be the same a little more or less, as 2553 share out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, corresponding to at present L.R. Khatian Nos. 11416 and 11415, corresponding to at present L.R. Khatian No. 20024 [recorded in the name of the Owner herein], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present, ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, Nearest Road - Isan Pally - (Hatiara), which butted and bounded as follows :

On the North	:	By R.S. & L.R. Dag No. 2670.
On the South	:	By R.S. & L.R. Dag No. 2674 & 2675 & 20'-00" Wide Road.
On the East	:	By R.S. & L.R. Dag No. 2672.
On the West	:	By Part of R.S. & L.R. Dag No. 2671.

except the Owners's allocation according to the said Development Agreement. This is the subject matter of this Development Power of Attorney.

IN WITNESS WHEREOF We, the executants and attorney herein, signed and executed this Development Power of Attorney on this 5th day of December, 2023.

WITNESSES :

1). M.D. Kalimullah
of - Sonakharkhi
P.O. - Jagannathpur
P.S. - Duttapukur
North 24 Parganas.

2). Sushil Sarkar
of S. No. Subanta
P.O. + P.S. Ashoknagar
North 24 Parganas

1). Dharmendra

2). Sarobh Jain

3). Megha Jain

4). Saroj Jain

5). Vikash Jain
KC ORGANISER PRIVATE LIMITED

6). Dharmendra

7). Ritob Chandra Jain
Director

(SIGNATURE OF THE EXECUTANTS/
OWNERS)

1. S. P. ENTERPRISE

2. Sarita Singh

3. Shwilesh K Singh

4. MD. Raijuddin Ahmed

(SIGNATURE OF THE ATTORNEY)
Partner

Drafted by :

Ajim Ali

Advocate.

Dist. Judges' Court,
Barasat, North 24 Parganas.

WB - 496/2004

Letter Settings :

(Kuntal Singha Roy)
Barasat Court.

UNDER RULE 44A OF THE I.R. ACT 1908

Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Dhormchugh

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Sowrobhyan

Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Megha Sena

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE L.R. ACT 1908

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Saro Jan

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Vikash JAIN

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Dharm chugh

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Qirhab chand Jam

ডান হাত

Qirhab chand Jam

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Sorata Sush

Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Shailish to Sirsh

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNIFORM RULE 44A OF THE WILLS ACT 1908

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Md. Rajul Haque

ডান হাত

Md. Rajul Haque
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



PHOTO
PEST

ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



PHOTO
PEST

ডান হাত

Signature of the Presentant

N.B. : L.H. = Loft hand finger prints & R.H. = Right hand finger prints.

Major Information of the Deed

Deed No :	I-1501-08106/2023	Date of Registration	05/12/2023
Query No / Year	1501-8002994667/2023	Office where deed is registered	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas
Query Date	05/12/2023 5:24:12 PM	Applicant Name, Address & Other Details	
Applicant Name, Address & Other Details		Ajim Ali Barasat Judges Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9831784613, Status : Advocate	
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Stampduty Paid(SD)		Rs. 6,67,33,068/-	
Rs. 100/- (Article:48(g))		Registration Fee Paid	
Remarks		Rs. 53/- (Article:E, E, M(b))	
Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 150108105/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Isan Pally(Hatiara), Mouza: Hatiara, Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2672	LR-20249	Bastu	Shali	4 Dec		26,87,215/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-2672	LR-20251	Bastu	Shali	4 Dec		26,87,215/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-2672	LR-20291	Bastu	Shali	2 Dec		13,43,607/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-2672	LR-20250	Bastu	Shali	3 Dec		20,15,411/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-2672	LR-20258	Bastu	Shali	2 Dec		13,43,607/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :

L6	LR-2672	LR-20241	Bastu	Shali	4 Dec	26,87,215/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L7	LR-2672	LR-20023	Bastu	Shali	7 Dec	47,02,625/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-2672	LR-20024	Bastu	Shali	10 Dec	67,18,036/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-2672	LR-20022	Bastu	Shali	1 Dec	6,71,804/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L10	LR-2673	LR-20249	Bastu	Shali	4 Dec	26,87,215/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L11	LR-2673	LR-20251	Bastu	Shali	4 Dec	26,87,215/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L12	LR-2673	LR-20291	Bastu	Shali	2 Dec	13,43,607/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L13	LR-2673	LR-20250	Bastu	Shali	4 Dec	26,87,215/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L14	LR-2673	LR-20258	Bastu	Shali	2 Dec	13,43,607/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L15	LR-2673	LR-20241	Bastu	Shali	4 Dec	26,87,215/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L16	LR-2673	LR-20023	Bastu	Shali	7 Dec	47,02,625/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :

	LR-2671	LR-20024	Bastu	Shali	9 Dec	80,46,232/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, Project Name :
L18	LR-2673	LR-20022	Bastu	Shali	4 Dec	26,87,215/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, Project Name :
TOTAL :					77Dec	0 /-	517,28,881 /-

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Isan Pally(Hatiara), Mouza: Hatiara, , Ward No: 13 Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L19	LR-2671	LR-20024	Bastu	Shali	13 Katha		1,44,10,187/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, Project Name :
Grand Total :					98.45Dec	0 /-	661,39,068 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18	2200 Sq Ft.	0/-	5,94,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		2200 sq ft	0 /-	5,94,000 /-	

Principal Details :

Sl No.	Name, Address, Photo, Finger print and Signature
1	Dharam Chand Jain HUF KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba., City:- , P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx5B, Aadhaar: No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Name	Photo	Finger Print	Signature
Shri Saurabh Jain Son of Shri Dharam Chand Jain Executed by: Self, Date of Execution: 05/12/2023 , Admitted by: Self, Date of Admission: 05/12/2023 ,Place : Office		 Captured	
05/12/2023		LTI 05/12/2023	05/12/2023

KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba,, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx4A, Aadhaar No: 36xxxxxxxx4447, Status :Individual, Executed by: Self, Date of Execution: 05/12/2023 , Admitted by: Self, Date of Admission: 05/12/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Megha Jain Wife of Shri Saurabh Jain Executed by: Self, Date of Execution: 05/12/2023 , Admitted by: Self, Date of Admission: 05/12/2023 ,Place : Office		 Captured	
05/12/2023		LTI 05/12/2023	05/12/2023

KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba,, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxx8Q, Aadhaar No: 60xxxxxxxx8645, Status :Individual, Executed by: Self, Date of Execution: 05/12/2023 , Admitted by: Self, Date of Admission: 05/12/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Saroj Jain Wife of Shri Dharam Chand Jain Executed by: Self, Date of Execution: 05/12/2023 , Admitted by: Self, Date of Admission: 05/12/2023 ,Place : Office		 Captured	
05/12/2023		LTI 05/12/2023	05/12/2023

KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba,, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx8Q, Aadhaar No: 72xxxxxxxx8359, Status :Individual, Executed by: Self, Date of Execution: 05/12/2023 , Admitted by: Self, Date of Admission: 05/12/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Shri Vikash Jain Son of Shri Dharam Chand Jain Executed by: Self, Date of Execution: 05/12/2023 , Admitted by: Self, Date of Admission: 05/12/2023 ,Place : Office		 Captured	

KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba,, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx9D, Aadhaar No: 23xxxxxxxx6101, Status :Individual, Executed by: Self, Date of Execution: 05/12/2023 , Admitted by: Self, Date of Admission: 05/12/2023 ,Place : Office










6 **K C Organiser Private Limited**
2, Sir Hariram Goenka Street, 2nd Floor., City:- Kolkata, P.O:- Borrobazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative, Executed by: Representative







Name	Photo	Finger Print	Signature
<p>7 Shri Rikhab Chand Jain Son of Bhanwar Lal Jain Executed by: Self, Date of Execution: 05/12/2023 , Admitted by: Self, Date of Admission: 05/12/2023 ,Place : Office</p>	 05/12/2023	 LTI 05/12/2023	 05/12/2023
<p>Meghdoot, 99, Moulana Abdul Kalam Azad Sarani, Kadapara, 3rd Floor, Block - B,, City:- Kolkata, P.O:- Kankurgachi, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx7D, Aadhaar No: 80xxxxxxxx5043, Status :Individual, Executed by: Self, Date of Execution: 05/12/2023 , Admitted by: Self, Date of Admission: 05/12/2023 ,Place : Office</p>			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>S P Enterprise 24/FL-03, Bon Bihari Bose Road, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101 , PAN No.:: AExxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Shri Dharamchand Jain Son of Late Kapoor Chand Jain Date of Execution - 05/12/2023, , Admitted by: Self, Date of Admission: 05/12/2023, Place of Admission of Execution: Office</p> </td> <td>  Dec 5 2023 7:14PM </td> <td>  LTI 05/12/2023 </td> <td>  05/12/2023 </td> </tr> </tbody> </table> <p>KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba,, City:- , P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3R, Aadhaar No: 90xxxxxxxx2049 Status : Representative, Representative of : Dharam Chand Jain HUF (as Karta), K C Organiser Private Limited (as Director)</p>	Name	Photo	Finger Print	Signature	<p>Shri Dharamchand Jain Son of Late Kapoor Chand Jain Date of Execution - 05/12/2023, , Admitted by: Self, Date of Admission: 05/12/2023, Place of Admission of Execution: Office</p>	 Dec 5 2023 7:14PM	 LTI 05/12/2023	 05/12/2023
Name	Photo	Finger Print	Signature						
<p>Shri Dharamchand Jain Son of Late Kapoor Chand Jain Date of Execution - 05/12/2023, , Admitted by: Self, Date of Admission: 05/12/2023, Place of Admission of Execution: Office</p>	 Dec 5 2023 7:14PM	 LTI 05/12/2023	 05/12/2023						

Name	Photo	Finger Print	Signature
Sarita Singh Wife of Sailesh Kumar Singh Date of Execution - 05/12/2023, , Admitted by: Self, Date of Admission: 05/12/2023, Place of Admission of Execution: Office		 Captured	<i>Sarita Singh</i>
Dec 5 2023 7:14PM	LTI 05/12/2023	05/12/2023	
24/fl-03 Bon Bihari Bose Road, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: EFxxxxx3F, Aadhaar No: 29xxxxxxxx1762 Status : Representative, Representative of : S P Enterprise (as PARTNER)			
Name	Photo	Finger Print	Signature
Mr Shailesh Kumar Singh Son of Mr Rasnarayan Singh Date of Execution - 05/12/2023, , Admitted by: Self, Date of Admission: 05/12/2023, Place of Admission of Execution: Office		 Captured	<i>Shailesh to Singh</i>
Dec 5 2023 7:17PM	LTI 05/12/2023	05/12/2023	
24/FL -03, BONBIHARI BOSE RAOD, City:- Not Specified, P.O:- HOWRAH, P.S:-Howrah, District:- Howrah, West Bengal, India, PIN:- 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CXxxxxx8N, Aadhaar No: 39xxxxxxxx2997 Status : Representative, Representative of : S P Enterprise (as PARTNER)			
Name	Photo	Finger Print	Signature
Mohd Faijuddin Ahmed (Presentant) Son of Late Mansur Sarder Date of Execution - 05/12/2023, , Admitted by: Self, Date of Admission: 05/12/2023, Place of Admission of Execution: Office		 Captured	<i>Mohd Faijuddin Ahmed</i>
Dec 5 2023 7:16PM	LTI 05/12/2023	05/12/2023	
Hatiara, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BKxxxxx8K, Aadhaar No: 69xxxxxxxx3454 Status : Representative, Representative of : S P Enterprise (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Md Kalimullah Son of Md Julfikar Ali Sonakharki, City:- Not Specified, P.O:- Jagannathpur, P.S:-Barasat, District:- North 24-Parganas, West Bengal, India, PIN - 700126		 Captured	<i>Md. Kalimullah</i>
05/12/2023	05/12/2023	05/12/2023	
Identifier Of Shri Saurabh Jain, Smt Megha Jain, Smt Saroj Jain, Shri Vikash Jain, Shri Rikhab Chand Jain, Shri Dharamchand Jain, Sarita Singh, Mr Shailesh Kumar Singh, Mohd Faijuddin Ahmed			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dharam Chand Jain HUF	S P Enterprise-4 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Dharam Chand Jain HUF	S P Enterprise-4 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Shri Saurabh Jain	S P Enterprise-4 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Shri Saurabh Jain	S P Enterprise-2 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Smt Megha Jain	S P Enterprise-4 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Smt Saroj Jain	S P Enterprise-2 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	Smt Saroj Jain	S P Enterprise-4 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	Shri Vikash Jain	S P Enterprise-7 Dec

Transfer of property for L17

Sl.No	From	To. with area (Name-Area)
1	K C Organiser Private Limited	S P Enterprise-9 Dec

Transfer of property for L18

Sl.No	From	To. with area (Name-Area)
1	Shri Rikhab Chand Jain	S P Enterprise-4 Dec

Transfer of property for L19

Sl.No	From	To. with area (Name-Area)
1	K C Organiser Private Limited	S P Enterprise-21.45 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Saurabh Jain	S P Enterprise-4 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Saurabh Jain	S P Enterprise-2 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
-------	------	---------------------------

transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Smt Saroj Jain	S P Enterprise-2 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Smt Saroj Jain	S P Enterprise-4 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Shri Vikash Jain	S P Enterprise-7 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	K C Organiser Private Limited	S P Enterprise-10 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Shri Rikhab Chand Jain	S P Enterprise-1 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dharam Chand Jain HUF	S P Enterprise-314.28571400 Sq Ft
2	Shri Saurabh Jain	S P Enterprise-314.28571400 Sq Ft
3	Smt Megha Jain	S P Enterprise-314.28571400 Sq Ft
4	Smt Saroj Jain	S P Enterprise-314.28571400 Sq Ft
5	Shri Vikash Jain	S P Enterprise-314.28571400 Sq Ft
6	K C Organiser Private Limited	S P Enterprise-314.28571400 Sq Ft
7	Shri Rikhab Chand Jain	S P Enterprise-314.28571400 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Isan
ally(Hatiara), Mouza: Hatiara, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2672, LR Khatian No:- 20249	Owner:ধরম চন্দ জৈন এইচ ইউ এক, Gurdian:কাসুর চন্দ, Address:বিজ, Classification:শদি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2672, LR Khatian No:- 20251	Owner:সৌরভ জৈন, Gurdian:ধরম চন্দ, Address:বিজ, Classification:শদি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 2672, LR Khatian No:- 20291	Owner:সৌরভ জৈন, Gurdian:ধরম চন্দ জৈন, Address:বিজ, Classification:শদি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 2672, LR Khatian No:- 20250	Owner:মেঘা জৈন, Gurdian:সৌরভ, Address:বিজ, Classification:শদি,	Owner Name not selected by applicant.

	LR Plot No:- 2672, LR Khatian No:- 20258	Owner:সবুজ জৈন, Gurdian:ধরম চাঁদ, Address:নিজ, Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 2672, LR Khatian No:- 20241	Owner:সবুজ জৈন, Gurdian:ধরম চাঁদ জৈন, Address:নিজ, Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 2672, LR Khatian No:- 20023	Owner:ডিকাপ জৈন, Gurdian:ধরমচন্দ জৈন, Address:কোলকাতা, Classification:শালি, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 2672, LR Khatian No:- 20024	Owner:কে সি অর্পনাইজার, Gurdian:প্রা সি, Address:কোলকাতা, Classification:শালি, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 2672, LR Khatian No:- 20022	Owner:বিধাবচন্দ জৈন, Gurdian:জানওয়ার শাহ জৈন, Address:কোলকাতা, Classification:শালি, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 2673, LR Khatian No:- 20249	Owner:ধরম চাঁদ জৈন এইচ ইউ এফ, Gurdian:কামুর চাঁদ, Address:নিজ, Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L11	LR Plot No:- 2673, LR Khatian No:- 20251	Owner:সৌরভ জৈন, Gurdian:ধরম চাঁদ, Address:নিজ, Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L12	LR Plot No:- 2673, LR Khatian No:- 20291	Owner:সৌরভ জৈন, Gurdian:ধরম চন্দ জৈন, Address:নিজ, Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L13	LR Plot No:- 2673, LR Khatian No:- 20250	Owner:মেঘা জৈন, Gurdian:সৌরভ, Address:নিজ, Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L14	LR Plot No:- 2673, LR Khatian No:- 20258	Owner:সবুজ জৈন, Gurdian:ধরম চাঁদ, Address:নিজ, Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L15	LR Plot No:- 2673, LR Khatian No:- 20241	Owner:সবুজ জৈন, Gurdian:ধরম চাঁদ জৈন, Address:নিজ, Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L16	LR Plot No:- 2673, LR Khatian No:- 20023	Owner:ডিকাপ জৈন, Gurdian:ধরমচন্দ জৈন, Address:কোলকাতা, Classification:শালি, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L17	LR Plot No:- 2673, LR Khatian No:- 20024	Owner:কে সি অর্পনাইজার, Gurdian:প্রা সি, Address:কোলকাতা, Classification:শালি, Area:0.09000000 Acre,	Owner Name not selected by applicant.
L18	LR Plot No:- 2673, LR Khatian No:- 20022	Owner:বিধাবচন্দ জৈন, Gurdian:জানওয়ার শাহ জৈন, Address:কোলকাতা, Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.

istrict: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Isan ally(Hatiara), Mouza: Hatiara, , Ward No: 13 Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L19	LR Plot No:- 2671, LR Khatian No:- 20024	Owner:কে সি অর্পনাইজার, Gurdian:প্রা সি, Address:কোলকাতা, Classification:শালি, Area:0.22000000 Acre,	Owner Name not selected by applicant.

On 05-12-2023

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 13:58 hrs on 05-12-2023, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Mohd Fajjuddin Ahmed ..

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 6,67,33,068/-

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

Execution is admitted on 05/12/2023 by 1. Shri Saurabh Jain, Son of Shri Dharam Chand Jain, KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba., P.O: Bhawanipore, Thana: Bhawanipore, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 2. Smt Megha Jain, Wife of Shri Saurabh Jain, KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba., P.O: Bhawanipore, Thana: Bhawanipore, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 3. Smt Saroj Jain, Wife of Shri Dharam Chand Jain, KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba., P.O: Bhawanipore, Thana: Bhawanipore, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 4. Shri Vikash Jain, Son of Shri Dharam Chand Jain, KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba., P.O: Bhawanipore, Thana: Bhawanipore, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 5. Shri Rikhab Chand Jain, Son of Bhanwar Lal Jain, Meghdoot, 99, Moulana Abdul Kalam Azad Sarani, Kadapara, 3rd Floor, Block - B., P.O: Kankurgachi, Thana: Phulbagan, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business

Indetified by Md Kalimullah . . . Son of Md Julfikar Ali, Sonakharki, P.O: Jagannathpur, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 05-12-2023 by Shri Dharamchand Jain, Director, K C Organiser Private Limited, 2, Sir Hariram Goenka Street, 2nd Floor., City:- Kolkata, P.O:- Borrobazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007; Karta, Dharam Chand Jain HUF, KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba., City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020,

Indetified by Md Kalimullah . . . Son of Md Julfikar Ali, Sonakharki, P.O: Jagannathpur, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Muslim, by profession Law Clerk

Execution is admitted on 05-12-2023 by Sarita Singh, PARTNER, S P Enterprise, 24/FL-03, Bon Bihari Bose Road, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101

Indetified by Md Kalimullah . . . Son of Md Julfikar Ali, Sonakharki, P.O: Jagannathpur, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Muslim, by profession Law Clerk

Execution is admitted on 05-12-2023 by Mr Shailesh Kumar Singh, PARTNER, S P Enterprise, 24/FL-03, Bon Bihari Bose Road, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101

Indetified by Md Kalimullah . . . Son of Md Julfikar Ali, Sonakharki, P.O: Jagannathpur, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Muslim, by profession Law Clerk

Execution is admitted on 05-12-2023 by Mohd Fajjuddin Ahmed, PARTNER, S P Enterprise, 24/FL-03, Bon Bihari Bose Road, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101

Indetified by Md Kalimullah . . . Son of Md Julfikar Ali, Sonakharki, P.O: Jagannathpur, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Muslim, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp:

1. Stamp Type: Impressed Serial no: 009, Amount: Rs.100.00/-, Date of Purchase: 05/12/2023, Vendor name: HARAN
CHANDRA SAHOO



Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

of Registration under section 69 and Rule 69.

Registered in Book - 1

Volume number 1501/2023, Page from 205237 to 205304
being No 150108106 for the year 2023.



Upadhyay

Digitally signed by Rajendra Prasad Upadhyay
Date: 2023.12.12 15:43:38 +05:30
Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 12/12/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.