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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 245039

Q NO. (8) 140182/2021.

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of the Document.

*[Signature]*  
Additional Registrar  
of Assurances-I, Kolkata



20 JAN 2021

*Bank BBNM*

**:DEVELOPMENT POWER OF ATTORNEY:**

**NOW KNOW BY THESE PRESENTSWE, (1) JHILMIL COMPLEX PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having PAN-AADCJ1562A and having its registered office at Mukul Shanti Garden, Flat No- B, 5th Floor, Block-2, Jogerdanga, Rajarhat, P.O -Rajerhat-Gopalpur, P.S-Airport, Kolkata-700136**(2) PANCHMAHAL REALTORS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956

*Handwritten signature/initials*

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE  
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 245038

having PAN-AAHCP3223C and having its registered office at Mukul Shanti Garden , Flat No- - B, 5th Floor, Block-2, Jogerdanga, Rajarhat, P.O -Rajerhat- Gopalpur, P.S-Airport, Kolkata-7000136 (3) PANCHPUSHAP CONSTRUCTION PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 having PAN-AAHCP3224F and having its registered office at Mukul Shanti Garden, Flat No- - B, 5th Floor, Block-2, Jogerdanga, Rajarhat, P.O -Rajerhat- Gopalpur, P.S-Airport, Kolkata-7000136. (4) SHANTIMAY CONSTRUCTION PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 having PAN-AATCS5173J and having its registered office at Mukul Shanti Garden , Flat No- - B, 5th Floor, Block-2, Jogerdanga, Rajarhat, P.O -Rajerhat- Gopalpur, P.S-Airport, Kolkata-7000136 (5) JAGMATA BUILDERS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 having PAN: AADCJ1111F and having its registered office at Village & Post: Sangrampur, P.S- Basirhat, Dist-24 Parganas (North), West-Bengal, PIN-743422 and (6) TRICKY

**INFRASTRUCTURE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having PAN: **AAECT6524B** and having its registered office at Village & Post: Sangrampur, P.S- Basirhat, Dist-24 Parganas (North), West-Bengal, PIN-743422 represented above no. 1 to no. 6, all the six companies through one of its Directors **HASANUR SARDAR**, Son of AnarulSardar, by faith- Islam, by occupation- Business, having PAN: **BVZPS7534Q**, (Aadhar: **213924562523**) by Nationality- Indian, residing at Vill- Daharkanda, P.O-Hakimpur, P.S- Swarupnagar, North 24, Parganas, West bengal-743273 AND at present we are not in a position to maintain and/or look after our joint property effectually as such it have became necessary for appointing constituted Attorneys for and on our behalf to do perform the acts, deed and things in respect of the property mentioned in the Schedule written hereunder.

**WHEREAS** we are the joint owners by virtue of registered Deed of Conveyance Dated 05/12/2013 being Deed no. 16378 which was registered in the Office of the Additional Registrar of Assurances-II, Kolkata and recorded in Book- I, CD Volume No. 50, Pages 5026 to 5051, Being Deed No. 16378 for the year 2013 in respect of ALL THAT piece and parcel of a plot of land measuring about 2.642 Acres, be the same a little more or less lying and situated at Mouza- Maynagadi, JL no. 6, R.S. No. 196, Touzi no. 146, under Additional District Sub-Registrar office at Kadambagachi, P.S- Barasat, under the limits of Khilkapur Gram Panchayat in the District and Collectorate North 24-Parganas, together with all right, title, interest and right of easement thereto, together with all easement rights over the common passage, including all rights, title, interest, shares and possession in respect of the said plot of land which is more fully and particularly mentioned in the

Schedule hereunder written and hereinafter referred to as the "Said Property" and in possession of the same by doing various act therein.

**AND WHEREAS** we are desirous to develop our said property by raising several multistoried building in many phases over the said property as per sanctioned Building Plan from the North 24, Parganas Zilla Parishad.

**AND WHEREAS** for the purpose of such development of the said property we have jointly and collectively entered into a Joint Venture Development Agreement with BISWAS INFRACON LLP having PAN: AASFB5900A having its Office at Gobindapur, Raghunathpur, P.O-Kholapota, P.S-Basirhat, Dist- North 24, Parganas, West Bengal, PIN-743428, represented by its Designated Partner MR BARIK BISWAS, son of Md. Ishaque Biswas, by faith- Islam by occupation- Business, having PAN-AHYPB7479F, Aadhar: 657800160028 by Nationality- Indian, residing at 245, Katiahat Road, H.P.Petrol Pump, Post- Songrampur,, P.S-Bashirhat, Distt-24 Parganas (North), West-Bengal, PIN-743422 on certain terms and conditions as contained in the Joint Venture Development Agreement Dated 20/01/21 and the said Agreement has been duly registered with the office of the A.R.A-1, Kolkata, and recorded in Book No-1 Volume No-....., Pages from ..... to ..... being no-456 for the year 2021.

**AND WHEREAS** for the purpose of effectual implementation of the terms and conditions of the said Agreement as well as for the purpose of smooth progress of the development of the said property and also for the development and completion of the proposed multistoried Building to be constructed at the said premises, it has become

Handwritten signature: Souda

Handwritten signature: Barik Biswas



Government of West Bengal

Office of the A.R.A. - I KOLKATA, District: Kolkata

W.B. FORM NO. 1504

Query No / Year	19018000140182/2021	Serial No/Year	1901000484/2021
Transaction id	0000147686	Date of Receipt	20/01/2021 5:42PM
Deed No / Year	I - 190100474 / 2021		
Presentant Name	Mr HASANUR SARDAR		
Principal	JHILMIL COMPLEX PRIVATE LIMITED , PANCHMAHAL REALTORS PRIVATE LIMITED , PANCHPUSHPA CONSTRUCTION PRIVATE LIMITED , SHANTIMAY CONSTRUCTION PRIVATE LIMITED , JAGMATA BUILDERS PRIVATE LIMITED , TRICKY INFRASTRUCTURE PRIVATE LIMITED		
Attorney	BISWAS INFRACON LLP		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Total Setforth Value	Rs. 0/-	Market Value	Rs. 7,11,74,400/-
Stamp Duty Paid	Rs. 200/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 87/-	Fees Articles	E, I, M(a), M(b)
Standard User Charge	338/-	Requisition Form Fee	0/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190100456/2021		

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Srijit Sarkar	59336	15/01/2021	200/-

Registration Fees Paid (Break up as below)

By Cash		Amount in Rs.
Amount Paid		87/-

Other Fees Paid (Break up as below)

	Amount in Rs.
By Cash	
Standard User Charge	338/-

**\*Total Amount Received by Cash Rs. 425/-**

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(Debasis Patra)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. - I  
KOLKATA  
Kolkata, West Bengal

necessary for appointing constituted Attorneys for and on our behalf to do perform the acts, deeds and things as stated hereinafter.

**AND WHEREAS** we the executants, not in a position to appear for all works before any appropriate authorities, Court of law or before any thereof and to sign Vakalatnamas and also to sign, verify and affirm all pleadings, plaints, written statements, petitions, affidavits, memorandum of appeals, declarations, memorandums of cross objections and other instruments or cause papers required to be filed in connection with the said matters and to enter into compromise and refer the disputes to arbitration and enter into arbitration Agreements as may be thought fit and proper by the said Attorneyperson or persons and/or office or departments physically on different dates and time and do all such formalities ourselves for doing all work in respect of the aforesaid property and as such feels difficulties in this regards for managing and doing the needful work. Hence, we appoint jointly and collectively **BISWAS INFRACON LLP** having **PAN: AASFB5900A** having its Office at Gobindapur, Raghunathpur, P.O-Kholapota, P.S-Basirhat, Dist- North 24, Parganas, West Bengal, PIN-743428, represented by its Designated Partner **MR BARIK BISWAS**, son of Md. Ishaque Biswas, by faith- Islam by occupation- Business, having **PAN-AHYPB7479F**, Aadhar: 657800160028 by Nationality- Indian, residing at 245, Katiahat Road, H.P.Petrol Pump, Post- Songrampur,, P.S-Bashirhat, Distt-24 Parganas (North), West-Bengal, PIN-743422, the Attorneyherein and we authorise to do the following acts, deeds and things in connection with the schedule below mentioned property.

**NOW THIS POWER OF ATTORNEY**

**WITNESSETHas follows:-**

1. To enter upon the said properties and land measuring about 2.642 Acres, be the same a little more or less lying and situated at Mouza- Maynagadi, JL no. 6, R.S. No. 196, Touzi no. 146, under Additional District Sub-Registrar office at Kadambagachi, P.S- Barasat, under the limits of Khilkapur Gram Panchayat in the District and Collectorate North 24-Parganas, hereinafter called 'the SAID PREMISES" and to take measurements, survey and dimensions of the said premises
2. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts necessary for implementing the said Agreement and developing the said property and constructing the said Building.
3. To take all steps necessary for preparation of Building Plan, Revised Building Plan, survey, soil test, appointment of Architects and structural Engineers and/or Surveyors.
4. To get the Building Plan prepared and approved and consented from us in writing and thereafter to sign and apply for and obtain sanction of Building Plan (including the revisions and modifications thereof) for constructions of Building at the said premises and also for getting clearances from all Government Departments and Authorities including South



24, Parganas Zila Parishad, Fire Brigade, Deputy Commissioner of Police and the Authorities of Urban Land Ceiling Department, as may be necessary.

5. To pay fees for obtaining any work or works, order or orders or sanction and such other orders or permissions from the necessary Authorities as be expedient for and also to submit and take delivery of Title Deeds concerning the said premises and also other papers and documents as may be required by the competent authority and to appoint any person or persons for the aforesaid purpose as the said Attorneys shall think fit and proper.
6. To receive the excess amount of fees, if any, paid for any purpose to any Authority or Authorities.
7. To warn of and prohibit and if necessary proceed in due form of law against all or any trespasser or trespassers at the said premises or any part thereof and to take appropriate steps whether by action or distress otherwise and to abated all nuisance.
8. To appear and represent us before all Authorities and Government Department and/or its Officer and also all other State Executive, Judicial or Municipal, other Authorities and also all Courts and Tribunals of

all matters connected with the sanctioning of Plan and other matters referred to herein.

9. To appoint Contractors for demolishing the existing structure and get the existing structures demolished.
10. To retain the vacant possession of the aforesaid premises for and on our behalf.
11. To appoint, dismiss and reappoint Contractors, Sub Contractors, Architects, Overseers, Surveyors, Engineers, Staffs and experts to supervise, look after, manage and do the development work and construction work and all work incidental to the construction of the said Building at the said premises.
12. To purchase and acquire the Building materials installations, fittings and fixtures and other articles necessary for construction of the said Building.
13. To sign and apply for sanction of sewerage, drainage plan, supply of water, supply of electricity and other connections, installation of transformer (if necessary) and other utilities, as may be necessary for the convenience and enjoyment of the residential apartments in the said building to be constructed at the said premises.
14. To sign, execute, register, deliver and submit all papers, applications and documents and also to produce originals of all

documents of title and other papers and documents (including Court papers and order passed in any suit) as may be required for the purpose the said premises in all public records and with all Authorities and/or person including Local Panchayat and South 24 Parganas Zila Parishad in respect of the said property.

15. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale in respect of any flat or flats or any other space relating to the Developer share of allocation of the said proposed building to be constructed on our said property thereof to any purchaser/ purchasers at such price and on such terms and conditions, which our said Attorney in its absolute discretion think fit and proper and/or cancel and/or repudiate the same.
16. To collect the booking amount, advance money and/or token amount relating to the portion forming out of Developer's share of Allocation, to issue proper receipt thereof acknowledging the same on our behalf.
17. To settle the sale price in respect of the flats/units forming out of Developer's share of Allocation of the proposed building of our schedule mentioned property on our behalf.
18. To appear and represent us before any notary, Registrar of Assurances, District Sub- Registrar,

Additional District Sub- Registrar and other office or offices or Authority or Authorities having jurisdiction and to present for registration and to complete the registration and to acknowledge and register or have registered and performed any kind of Deeds, Deed of Conveyances, Agreement for sale, Deed of Rectification, Deed of Declaration, Deed of Exchange or Deed of Amalgamation and/or any kind of instrument which shall be executed and signed by our said Attorney in respect of flats/units forming out of Developer's share of Allocation only as per the terms and conditions as contained in the Joint Venture Development Agreement Dated 20/07/21 and the said deed has been recorded and duly registered in the registry office A.R.A. - 2, KOLKATA for the year 2021.

19. To appear and represent us before all Authorities including Local Panchayat and South 24 Parganas Zila Parishad for fixation and/or finalisation of annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts deeds and things as the said Attorney may think fit and proper.
20. To lay-down drainage pipes, sewerage lines, underground electricity lines and other similar

lines from the Building to be constructed up to the road side and/or mains of the said services and to bear and pay the costs of the same.

21. To institute comments, prosecute, enforce and defend all suits, actions, claims, demands and proceedings civil, criminal or revenue including all concerning the same any of our affairs that may arise in connection with and/or concerning the said Building to be constructed on the said premises and to bear and pay the expenses thereof and to sign Vakalatnamas and also to sign, verify and affirm all pleadings, complaints, written statements, petitions, affidavits, memorandum of appeals, declarations, memorandums of cross objections and other instruments or cause papers required to be filed in connection with the said matters and to enter into compromise and refer the disputes to arbitration and enter into arbitration Agreements as may be thought fit and proper by the said Attorney.
22. To appoint and dismiss Lawyers, give instructions adduce written and oral evidence and to take all necessary steps in the said proceedings and actions, as aforesaid.
23. To pay and incur all fees, costs, charges and expenses of the said actions and proceedings.
24. To sign and enter into all correspondences with outsiders, Government Departments,

things as if we was personally present and doing the same.

**AND WE HEREBY AGREE AND UNDERTAKE** to ratify and confirm all and whatsoever our said Attorney under this POWER in that behalf herein before contend shall lawfully do or perform in exercise of the POWER, authorities and liberties hereby conferred upon, under and by virtue of this present.

**SCHEDULE : "A" ABOVE REFERRED TO**  
**(DESCRIPTION OF THE SAID PROPERTY)**

**ALL THAT** piece and parcel of a plot of land measuring about 2.642 Acres, be the same a little more or less lying and situated at Mouza- Maynagadi, JL no. 6, R.S. No. 196, Touzi no. 146, under Additional District Sub-Registrar office at Kadambagachi, P.O- Noapara, P.S- Barasat, under the limits of Khilkapur Gram Panchayat in the District and Collectorate North 24-Parganas and which are as follows:

Sl No.	Khatian No.	Dag No.	Nature of land	Total Area (Acre)	Area (Acre)
1	801/1, 809/1 and 621/1, 1517, 1518	1283	Shali	1.95	1.16
2	358/1	1286	Shali	0.26	0.2568
3	1567, 1205,633,592,309,3, 105, 209	1292	Shali	0.63	0.63
4	1738	1291	Shali	0.56	0.40
5	358/1	1285	Shali	0.20	0.1952
				Total	2.6420

**TOGETHER WITH** all easement rights appertaining thereto and the same is butted and bounded as follows:-

**ON THE NORTH :-**By Part of Dag no. 1283 and 1284.

**ON THE SOUTH :-**By Dag no. 1290, 1287, 1288.

**ON THE EAST :**By NH 34 Road.

**ON THE WEST :**By Part of Dag no. 1295, 1294, 1293, 1627.

**SCHEDULE-"B" ABOVE REFERRED TO**

**(Description of the Owner's Allocation)**

**ALL THAT** piece and parcel of **30% (Thirty percent)** of the total F.A.R. constructed area within the proposed multistoried building, as agreed to be constructed upon Schedule- A property, lying and situated in the following Dag no. at Mouza- Maynagadi, JL no. 6, R.S. No. 196, Touzi no. 146, under Additional District Sub-Registrar office at Kadambagachi, P.S- Barasat, under the limits of Khilkapur Gram Panchayat in the District and Collectorate North 24-Parganas, with undivided proportionate share of land forming out of the Schedule- 'A' property, (excluding the Developer's Allocation), together with all right, title, interest and right of easement thereto, common amenities and facilities attached thereto, **TOGETHER WITH** the common facilities and amenities attached thereto.

**SCHEDULE-"C" ABOVE REFERRED TO**

**(Description: of the Developer's Allocation)**

**ALL THAT** piece and parcel of **70% (Seventy percent)** of the total F.A.R. constructed area within the proposed multistoried building, as agreed to be constructed upon Schedule- A property, lying and situated in several Dag no. at Mouza- Maynagadi, JL no. 6, R.S. No. 196, Touzi

Municipality and other Authorities and to represent us before all Officers and before the Arbitrators, Courts, Tribunals in connection with matters of the said Building to be constructed at the said premises.

25. In general to do any other acts, deed, matter and things whatsoever relating to our aforesaid property and affairs doing all things, acts, deeds, matters herein either particularly or general described as or effectually to all intents and purpose;

26. Be it mention here that by way of this Development Power of Attorney the aforesaid Attorney is being entitled to make construction upon the Schedule below property as per the terms and conditions laid down in the Joint Venture Development Agreement dated 20/01/21.....being Deed No. 456..... for the year 2021

**AND GENERALLY** to do all acts, deeds and things as will be necessary for impleadings the said Joint Venture Agreement and for raising and completing the construction of the Building on the land of the said premises and we hereby confirm and ratify and do agree and undertake to ratify and confirm all the said acts, deeds and things that shall be done by our constituted Attorney as our own acts, deeds and

Hasan  
Sardar

Bashir



no. 146, under Additional District Sub-Registrar office at Kadambagachi, P.S- Barasat, under the limits of Khilkapur Gram Panchayat in the District and Collectorate North 24-Parganas, with undivided proportionate share of land forming out of the Schedule-'A' property, (excluding the Owners' Allocation), together with all right, title, interest and right of easement thereto, common amenities and facilities attached thereto, **TOGETHER WITH** the common facilities and amenities attached thereto.

IN WITNESS WHEREOF we have set and subscribe our hand and seal on this the .....20<sup>th</sup> day of JANUARY, 2021.

SIGNED SEALED AND DELIVERED

at Kolkata in the presence of :

WITNESSES :-

1. Monza  
(Mohammed Monza Kain)  
9H, TOPSIA ROAD  
KOLKATA-700029

2. A.H. Chowdhury  
Daharanda, Haringin  
N-24, Pas

PANCHPUSHAP CONSTRUCTION  
PRIVATE LIMITED

Hasanur Garden  
DIRECTOR

PANCHMAHAL REALTORS  
PRIVATE LIMITED

Hasanur Garden  
DIRECTOR

SHANTIMAY CONSTRUCTION  
PRIVATE LIMITED

Hasanur Garden

JAGMATA BUILDERS  
PRIVATE LIMITED

Hasanur Garden  
DIRECTOR

TRICKY INFRASTRUCTURE  
PRIVATE LIMITED

Hasanur Garden  
DIRECTOR

(Signature of Executants)

Power is hereby accepted by me:

Prepared by me:  
as per declaration in  
document, by the parties.

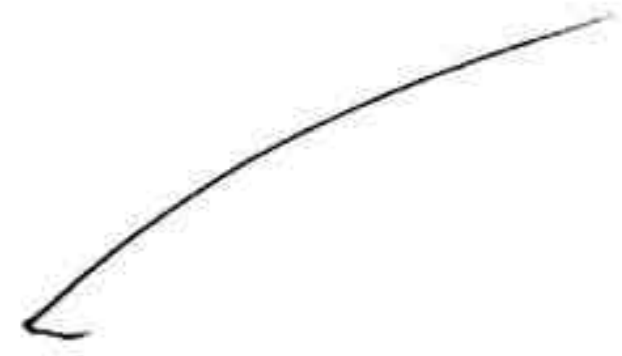
K.C. Karimker  
Advocate  
High Court Calcutta  
WB/867/83.

BISWAS INFRACON LLP

Paik Manoj

Designated Partner

(Signature of Constituted Attorney)



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

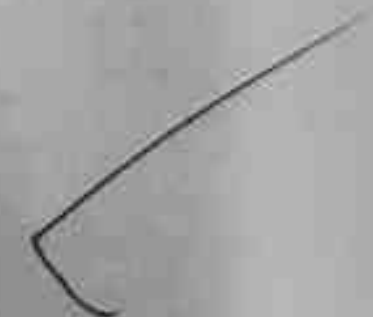
PANCHMAHAL REALTORS PRIVATE  
LIMITED

29/05/2013

Payment Account Number

AAHCP3223C

Signature



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

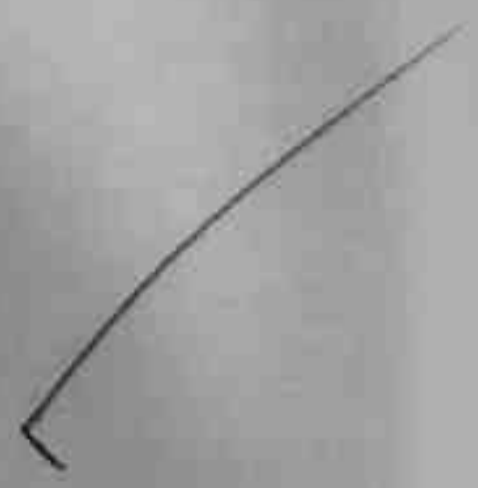
PANCHPUSHAP CONSTRUCTION  
PRIVATE LIMITED

29/05/2013

Permanent Account Number

AAHCP3224F

Signature





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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JAGMATA BUILDERS PRIVATE LIMITED

26/04/2013  
Permanent Account Number

AADCJ1111F

Signature

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

TRICKY INFRASTRUCTURE PRIVATE  
LIMITED

11/04/2013  
Permanent Account Number

AAECT6524B

Signature

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

TRICKY INFRASTRUCTURE PRIVATE  
LIMITED

11/04/2013  
Permanent Account Number

AAECT6524B

Signature



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

HASANUR SARDAR

ANARUL SARDAR

23/03/1986

Permanent Account Number  
BVZPS7534Q

*Hasanur Sardar*

Signature



800

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**AASF5900A**



नाम / Name  
BISWAS INFRACON LLP

समाप्ति तिथि / Date of incorporation/formation  
04/01/2017

2017



*Barik Biswas*



भारत सरकार  
GOVERNMENT OF INDIA



বারিক বিস্বাস  
Barik Biswas  
জন্মতারিখ/ DOB: 29/11/1968  
পুরুষ / MALE



6578 0016 0028

আধার - সাধারণ মানুষের অধিকার



भारतीय विनिर्दिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :

S/O Md Ishaque Biswas, N0246, KATIAHAT  
ROAD, H P PETROL PUMP, SANGRAMPUR,  
Sangrampur, North 24 Parganas, West Bengal  
- 743422



1947 1200 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1  
Bangalore-59

*Barik Biswas*



भारत सरकार  
Government of India



नाम / Name  
Mohammed Maszar Karim  
पिता / Father's Name  
Father: AZIZUR RAHMAN

आधार / AADhar / DOB: 12/06/1979  
लिंग / Male



6655 9003 4937

आधार - मातृसंलग्नता अधिकार

*Maszar*



भारत सरकार  
Unique Identification Authority of India

Address: Biding 2 H,  
Street Road, TGPDA  
RUD, Village, TGPDA  
Tijala, District: Murshidabad  
Pargana, P.O., West Bengal, PinCode:  
700039

Address: Biding 2 H,  
Street Road, TGPDA  
RUD, Village, TGPDA  
Tijala, District: Murshidabad  
Pargana, P.O., West Bengal, PinCode:  
700039

6655 9003 4937

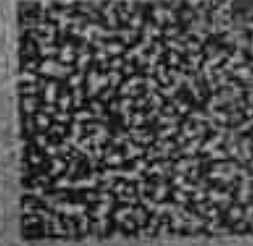




भारत सरकार  
GOVERNMENT OF INDIA



হাসানুর সর্দার  
Hasanur Sardar  
জন্মতারিখ / DOB: 23/03/1986  
পুরুষ / MALE



2139 2456 2523

আধার-সাধারণ মানুষের অধিকার

Hasanur Sardar



	Thumb	1st.Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name: HASANUR SARDAR

Signature.....*Hasanur Sardar*.....



	Thumb	1st.Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name: BARIK BISWAS

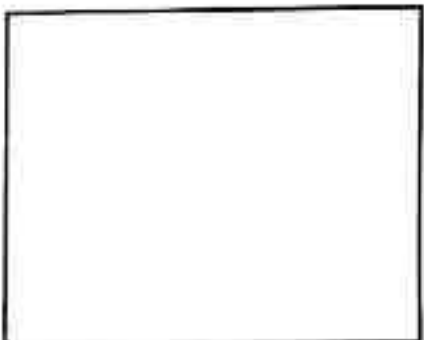
Signature.....*Barik Biswas*.....



	Thumb	1st.Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:

Signature.....



	Thumb	1st.Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:

Signature.....

### Major Information of the Deed

Deed No :	I-1901-00474/2021	Date of Registration	20/01/2021
Query No / Year	1901-8000140182/2021	Office where deed is registered	
Query Date	20/01/2021 4:05:30 PM	1901-8000140182/2021	
Applicant Name, Address & Other Details	MANZAR KARIM 9H, TOPSIA ROAD, Thana : Topsia, District : South 24-Parganas, WEST BENGAL, PIN - 700039, Mobile No. : 9830015241, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 7,11,74,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 200/- (Article:48(g))	Rs. 87/- (Article:E, E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190100456/2021		

### Land Details :

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: PASCHIM KHILKAPUR, Mouza: Maynagadi, Pin Code : 742425

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1283	RS-801	Bastu Shali	1.16 Acre		2,78,40,000/-	Property is on Road Adjacent to Metal Road, , Project Name :

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: PASCHIM KHILKAPUR, Mouza: Maynagadi, Pin Code : 743254

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-1286	RS-358	Bastu Shali	0.2568 Acre		92,44,800/-	Property is on Road Adjacent to Metal Road, , Project Name :

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: PASCHIM KHILKAPUR, Mouza: Maynagadi, Pin Code : 743235

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	RS-1292	RS-1567	Bastu Shali	0.63 Acre		1,51,20,000/-	Property is on Road Adjacent to Metal Road, , Project Name :

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: PASCHIM KHILKAPUR, Mouza: Maynagadi, Pin Code : 742325

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	RS-1291	RS-1738	Bastu Shali	0.4 Acre		96,00,000/-	Property is on Road Adjacent to Metal Road, , Project Name :



L5	RS-1285	RS-358	Bastu	Shali	0.1952 Acre		93,69,600/-	Property is on Road Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>59.52Dec</b>	<b>0 /-</b>	<b>189,69,600 /-</b>	
		<b>Grand Total :</b>			<b>264.2Dec</b>	<b>0 /-</b>	<b>711,74,400 /-</b>	






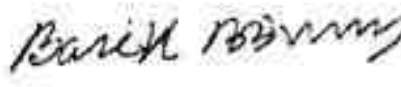
**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>JHILMIL COMPLEX PRIVATE LIMITED</b> MUKUL SHANTI GARDEN FLAT NO. B,BLOCK -2 JAGERDANGA, P.O:- RAJARHAT, P.S:- Airport, District:- North 24-Parganas, West Bengal, India, PIN - 700136 , PAN No.:: AAxxxxxx2A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>PANCHMAHAL REALTORS PRIVATE LIMITED</b> MUKUL SHANTI GARDEN FLAT.NO.B BLOCK-2 JOGERDANGA,, P.O:- RAJARHAT, P.S:- Airport, District:- North 24-Parganas, West Bengal, India, PIN - 700136 , PAN No.:: AAxxxxxx3C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>PANCHPUSHPA CONSTRUCTION PRIVATE LIMITED</b> MUKUL SHANTI GARDEN, FLAT NO.B BLOCK-2 JOGERDANGA, P.O:- RAJARHAT, P.S:- Airport, District:- North 24-Parganas, West Bengal, India, PIN - 700136 , PAN No.:: AAxxxxxx4F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
4	<b>SHANTIMAY CONSTRUCTION PRIVATE LIMITED</b> MUKUL SHANTI GARDEN,FLAT NO.2BLOCK-2, JOGERDANGA R, P.O:- RAJARHAT, P.S:- Airport, District:- North 24-Parganas, West Bengal, India, PIN - 700136 , PAN No.:: AAxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	<b>JAGMATA BUILDERS PRIVATE LIMITED</b> SANGRAMPUR, P.O:- SANGRAMPUR, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 743422 , PAN No.:: AAxxxxxx1F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
6	<b>TRICKY INFRASTRUCTURE PRIVATE LIMITED</b> SANGRAMPUR, P.O:- SANGRAMPUR, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 743422 . PAN No.:: AAxxxxxx4B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

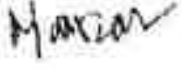
**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>BISWAS INFRACON LLP</b> RAGHUNATHPUR, P.O:- KHOLAPOTA, P.S:- Basirhat, District:-North 24-Parganas, West Bengal, India, PIN - 743428 , PAN No.:: AAxxxxxx0A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr HASANUR SARDAR</b> <b>(Presentant)</b> Son of Mr ANARUL DARDAR Date of Execution - 20/01/2021, , Admitted by: Self, Date of Admission: 20/01/2021, Place of Admission of Execution: Office	<b>Photo</b>  Jan 20 2021 5:44PM	<b>Finger Print</b>  LTI 20/01/2021	<b>Signature</b>  20/01/2021
DHARAKANDA, P.O:- HAKIMPUR, P.S:- Swarupnagar, District:-North 24-Parganas, West Bengal, India, PIN - 743273, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BVxxxxxx4Q,Aadhaar No Not Provided Status : Representative, Representative of : JHILMIL COMPLEX PRIVATE LIMITED (as DIRECTOR), PANCHMAHAL REALTORS PRIVATE LIMITED (as DIRECTOR), PANCHPUSHPA CONSTRUCTION PRIVATE LIMITED (as DIRECTOR), SHANTIMAY CONSTRUCTION PRIVATE LIMITED (as DIRECTOR), JAGMATA BUILDERS PRIVATE LIMITED (as DIRECTOR), TRICKY INFRASTRUCTURE PRIVATE LIMITED (as DIRECTOR)				
2	<b>Name</b> <b>Mr BARIK BISWAS</b> Son of Mr MD ISHAQUE BISWAS Date of Execution - 20/01/2021, , Admitted by: Self, Date of Admission: 20/01/2021, Place of Admission of Execution: Office	<b>Photo</b>  Jan 20 2021 5:46PM	<b>Finger Print</b>  LTI 20/01/2021	<b>Signature</b>  20/01/2021
245, KATIAHAT ROAD, P.O:- SONGRAMPUR, P.S:- Basirhat, District:-North 24-Parganas, West Bengal, India, PIN - 743422, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx9F,Aadhaar No Not Provided Status : Representative, Representative of : BISWAS INFRACON LLP (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Md MANZAR KARIM</b> Son of AZIZUR RAHAMAN 9H, TOPSIA ROAD, P.O:- TILJALA, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700039	 20/01/2021	 20/01/2021	 20/01/2021
Identifier Of Mr HASANUR SARDAR, Mr BARIK BISWAS			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	JHILMIL COMPLEX PRIVATE LIMITED	BISWAS INFRACON LLP-19.3333 Dec
2	PANCHMAHAL REALTORS PRIVATE LIMITED	BISWAS INFRACON LLP-19.3333 Dec

3	PANCHPUSHPA CONSTRUCTION PRIVATE LIMITED	BISWAS INFRACON LLP-19.3333 Dec
4	SHANTIMAY CONSTRUCTION PRIVATE LIMITED	BISWAS INFRACON LLP-19.3333 Dec
5	JAGMATA BUILDERS PRIVATE LIMITED	BISWAS INFRACON LLP-19.3333 Dec
6	TRICKY INFRASTRUCTURE PRIVATE LIMITED	BISWAS INFRACON LLP-19.3333 Dec

#### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	JHILMIL COMPLEX PRIVATE LIMITED	BISWAS INFRACON LLP-4.28 Dec
2	PANCHMAHAL REALTORS PRIVATE LIMITED	BISWAS INFRACON LLP-4.28 Dec
3	PANCHPUSHPA CONSTRUCTION PRIVATE LIMITED	BISWAS INFRACON LLP-4.28 Dec
4	SHANTIMAY CONSTRUCTION PRIVATE LIMITED	BISWAS INFRACON LLP-4.28 Dec
5	JAGMATA BUILDERS PRIVATE LIMITED	BISWAS INFRACON LLP-4.28 Dec
6	TRICKY INFRASTRUCTURE PRIVATE LIMITED	BISWAS INFRACON LLP-4.28 Dec

#### Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	JHILMIL COMPLEX PRIVATE LIMITED	BISWAS INFRACON LLP-10.5 Dec
2	PANCHMAHAL REALTORS PRIVATE LIMITED	BISWAS INFRACON LLP-10.5 Dec
3	PANCHPUSHPA CONSTRUCTION PRIVATE LIMITED	BISWAS INFRACON LLP-10.5 Dec
4	SHANTIMAY CONSTRUCTION PRIVATE LIMITED	BISWAS INFRACON LLP-10.5 Dec
5	JAGMATA BUILDERS PRIVATE LIMITED	BISWAS INFRACON LLP-10.5 Dec
6	TRICKY INFRASTRUCTURE PRIVATE LIMITED	BISWAS INFRACON LLP-10.5 Dec

#### Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	JHILMIL COMPLEX PRIVATE LIMITED	BISWAS INFRACON LLP-6.66667 Dec
2	PANCHMAHAL REALTORS PRIVATE LIMITED	BISWAS INFRACON LLP-6.66667 Dec

3	PANCHPUSHPA CONSTRUCTION PRIVATE LIMITED	BISWAS INFRACON LLP-6.66667 Dec
4	SHANTIMAY CONSTRUCTION PRIVATE LIMITED	BISWAS INFRACON LLP-6.66667 Dec
5	JAGMATA BUILDERS PRIVATE LIMITED	BISWAS INFRACON LLP-6.66667 Dec
6	TRICKY INFRASTRUCTURE PRIVATE LIMITED	BISWAS INFRACON LLP-6.66667 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	JHILMIL COMPLEX PRIVATE LIMITED	BISWAS INFRACON LLP-3.25333 Dec
2	PANCHMAHAL REALTORS PRIVATE LIMITED	BISWAS INFRACON LLP-3.25333 Dec
3	PANCHPUSHPA CONSTRUCTION PRIVATE LIMITED	BISWAS INFRACON LLP-3.25333 Dec
4	SHANTIMAY CONSTRUCTION PRIVATE LIMITED	BISWAS INFRACON LLP-3.25333 Dec
5	JAGMATA BUILDERS PRIVATE LIMITED	BISWAS INFRACON LLP-3.25333 Dec
6	TRICKY INFRASTRUCTURE PRIVATE LIMITED	BISWAS INFRACON LLP-3.25333 Dec

**Endorsement For Deed Number : I - 190100474 / 2021**

**On 20-01-2021**

**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 16:55 hrs on 20-01-2021, at the Office of the A.R.A. - I KOLKATA by Mr HASANUR SARDAR .

**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 7.11.74,400/-

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

Execution is admitted on 20-01-2021 by Mr HASANUR SARDAR, DIRECTOR, JHILMIL COMPLEX PRIVATE LIMITED, MUKUL SHANTI GARDEN FLAT NO. B,BLOCK -2 JAGERDANGA, P.O:- RAJARHAT, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136; DIRECTOR, PANCHMAHAL REALTORS PRIVATE LIMITED, MUKUL SHANTI GARDEN FLAT.NO.B BLOCK-2 JOGERDANGA,, P.O:- RAJARHAT, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136; DIRECTOR, PANCHPUSHPA CONSTRUCTION PRIVATE LIMITED, MUKUL SHANTI GARDEN, FLAT.NO.B BLOCK-2 JOGERDANGA, P.O:- RAJARHAT, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136; DIRECTOR, SHANTIMAY CONSTRUCTION PRIVATE LIMITED, MUKUL SHANTI GARDEN,FLAT NO.2BLOCK-2, JOGERDANGA R, P.O:- RAJARHAT, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136; DIRECTOR, JAGMATA BUILDERS PRIVATE LIMITED, SANGRAMPUR, P.O:- SANGRAMPUR, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 743422; DIRECTOR, TRICKY INFRASTRUCTURE PRIVATE LIMITED, SANGRAMPUR, P.O:- SANGRAMPUR, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 743422

Identified by Md MANZAR KARIM, , Son of AZIZUR RAHAMAN, 9H, TOPSIA ROAD, P.O: TILJALA, Thana: Topsia, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by profession Business

Execution is admitted on 20-01-2021 by Mr BARIK BISWAS, PARTNER, BISWAS INFRACON LLP, RAGHUNATHPUR, P.O:- KHOLAPOTA, P.S:- Basirhat, District:-North 24-Parganas, West Bengal, India, PIN - 743428

Identified by Md MANZAR KARIM, , Son of AZIZUR RAHAMAN, 9H, TOPSIA ROAD, P.O: TILJALA, Thana: Topsia, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 87/- ( E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 14/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 87/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 200/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 59336, Amount: Rs.200/-, Date of Purchase: 15/01/2021, Vendor name: Srijit Sarkar



**Debasis Patra**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2021, Page from 37380 to 37419

being No 190100474 for the year 2021.



Digitally signed by DEBASIS PATRA  
Date: 2021.02.01 16:31:10 +05:30  
Reason: Digital Signing of Deed.

*Debasis Patra*

(Debasis Patra) 2021/02/01 04:31:10 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)