

11626

P-11183/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 444301

Handwritten signature and date: 15/09/19

Handwritten date: 1/2019/11/19

Certified that the document is admitted to registration. The signature sheet / sheets attached with this document are the part of this document.

Additional District Sub-Registrar
Rajmahal New town, North 24 P.S.

13 SEP 2019

DEVELOPMENT POWER OF
ATTORNEY AFTER
REGISTERED DEVELOPMENT
AGREEMENT

KNOW ALL MEN BY THESE
PRESENTS we, (1) MOZAMMEL
TARAFDER [PAN NO. ABUPT7159E],
[AADHAAR NO. 391382035034] &
[MOBILE NO. 9830162673], son of
Late Haji Jakir Ali Tarafdar @ Late Jakir

Contd.....2

93022

Sl. No. :

Name :

Address :

Rs.

Kolkata Collectorate,
11, Netaji Subhas
Kolkata-1

Date

Pinaki Ghosal
Barrister & Advocate
Reg. No. 1001/94
Court

5 SEP 2019

Anil Kr. Saha
Licensed Stamp
Vendor



Additional District Sub Registrar,
Batalma, New Town, North 24 Parganas

13 SEP 2019

Ali Hajee Tarafder, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Atghara, P.O. R. Gopalpur, P.S. Baguiati, Kolkata - 700136, District North 24 Parganas, West Bengal & (1A) NAZIR HOSSAIN MONDAL [PAN NO. AJLPM3771C], [AADHAAR NO. 866165437590] & [MOBILE NO. 9830204029], son of Late Fazlur Rahaman Mondal, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Atghara, P.O. R. Gopalpur, P.S. Baguiati, Kolkata - 700136, District North 24 Parganas, West Bengal, Partners of M.N. DEVELOPERS [PAN NO. AARFM6710A], having its office address Chinar Park, Atghara, Rajarhat New Town, P.O. R. Gopalpur, P.S. Baguiati, Kolkata - 700136, District North 24 Parganas, West Bengal, (2) MD. AIJUDDIN MONDAL [PAN NO. AJRPM3139Q], [AADHAAR NO. 607220965817] & [MOBILE NO. 9434000946], son of Abdul Mojid Mondal, by faith - Muslim, by occupation - Business, by nationality - Indian, presently residing at Vill. Tikitiki Para, P.O. Nagrajole, P.S. Berhampore, District - Murshidabad, Pin - 742102, West Bengal, (2A) MOHAMMAD ABDUL HALIM MONDAL [PAN NO. CEUPM4261F], [AADHAAR NO. 31061150526] & [MOBILE NO. 8373063889], son of Aijuddin Mondal @ Md. Aijuddin Mondal, by faith - Muslim, by occupation - Business, by nationality - Indian, presently residing at Vill. Tikitiki Para, P.O. Nagrajole, P.S. Berhampore, District - Murshidabad, Pin - 742102, West Bengal & (2B) MD. SALIM MONDAL [PAN NO. CRKPM0375H], [AADHAAR NO. 201252559213] & [MOBILE NO. 8373063883], son of Mohd Aijuddin Mondal @ Md. Aijuddin Mondal, by faith - Muslim, by occupation - Business, by nationality - Indian, presently residing at Vill. Tikitiki Para, P.O. Nagrajole, P.S. Berhampore, District - Murshidabad, Pin - 742102, West Bengal, hereinafter jointly and collectively called and referred to as the "LANDOWNERS/PRINCIPALS/EXECUTANTS", do hereby jointly and severally nominate, constitute and appoint NITU DEVELOPERS PRIVATE LIMITED [PAN NO. AAECN1633P], a Private Limited Company, incorporated under the provisions of Companies Act, 1956, having its Registered Office address at Louhati, Rajarhat, P.O. Louhati, P.S. Rajarhat, Kolkata - 700135, District North 24 Parganas, West Bengal, represented by its Director, JAMALUDDIN MOLLA [PAN NO. AIYPM1138K], [AADHAAR NO. 426241332212] & [MOBILE NO. 9836048243], son of Mojambari Molla, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Louhati, Rajarhat, P.O. Louhati, P.S. Rajarhat, Kolkata

- 700135, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holder, as our true, authorised and lawful Attorney for us in our names on our behalf and to to exercise, execute and perform all and every/any of the acts, deeds, matters and things.

WHEREAS we are the absolute joint owners of **ALL THAT** piece and parcel of a demarcated plot of vacant Bastu land measuring **26 (Twenty Six) Decimals be the same a little more or less**, lying and situated at **Mouza - Kalikapur**, J.L. No. 40, Re.Sa. No. 143, Touzi No. 10, Pargana - Kalikata, P.S. formerly Rajarhat now New Town, comprised in C.S. Dag No. 1276, **R.S./L.R. Dag No. 1142**, under **R.S. Khatian No. 418**, **L.R. Khatian No. 3312, 3313, 3314 & 3315**, A.D.S.R.O. Rajarhat, New Town, within the local limit of Partharghata Gram Panchayet, in the District North 24 Parganas, Pin - 700136, in the State of West Bengal, morefully described in the Schedule hereinafter written, hereinafter called and referred to as the "**SAID PROPERTY**".

AND WHEREAS we, the Landowners/Executants entered into a Registered Development Agreement in respect of the aforesaid land and morefully described in the Schedule hereinafter written, owned by us with the said **NITU DEVELOPERS PRIVATE LIMITED IPAN NO. AAECN1633PI**, a Private Limited Company, incorporated under the provisions of Companies Act, 1956, having its Registered Office address at Louhati, Rajarhat, P.O. Louhati, P.S. Rajarhat, Kolkata - 700135, District North 24 Parganas, West Bengal. The said Development Agreement was registered on 13-09-2019, in the office of the A.D.S.R. Rajarhat, New Town, and recorded as Deed No. 1-152311157 for the year 2019. Q.No -15231000199407/2019

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, we, the Principals/Landowners appointing the SAID ATTORNEY HOLDER as our true authorised and lawful attorney for our names and on our behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

Name here in mubul

Contd.....A

1. To appear and represent before the authorities of Partharghata Gram Panchayet, CESC Ltd./ W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/registration and sale of flats, garage spaces of Developer's Allocation.
2. To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans 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 necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.
3. To manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of our said premises before Patharghata Gram Panchayet or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
5. To pay all Panchayet and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf and in our names as and when the same will become due and payable.

Contd.....5

6. To enter in to any Agreement for Sale, Memorandum of Understanding and/or to sign and execute deed of amalgamation with neighbour's plot of land of the schedule property and/or any other instruments and deeds & documents in respect of sale of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in his/its/their names or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, Deed of Declaration/Deed of Rectification and/or any other instrument and document in respect of sale of flats/s, units and/or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement.
7. To receive the consideration money in cash or by cheque/draft and/or in any other modes from the intending purchaser or purchasers for booking of flat/s, garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representatives.
8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building/s relating to Developer's Allocation in our said premises.

Contd.....6

10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
11. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
12. That our Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale/Deeds of Conveyance in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of us.
13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.

Contd.....7

AND GENERALLY to act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do and personally present.

AND we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a demarcated plot of vacant Bastu land measuring **26 (Twenty Six) Decimals be the same a little more or less**, lying and situated at **Mouza - Kalikapur**, J.L. No. 40, Re.Sa. No. 143, Touzi No. 10, Pargana - Kalikata, P.S. formerly Rajarhat now New Town, comprised in C.S. Dag No. 1276, **R.S./L.R. Dag No. 1142**, under **R.S. Khatian No. 418**, **L.R. Khatian No. 3312, 3313, 3314 & 3315**, A.D.S.R.O. Rajarhat, New Town, within the local limit of Partharghata Gram Panchayet, in the District North 24 Parganas, Pin - 700136, in the State of West Bengal. The total plot of land is buttèd and bounded as follows :-

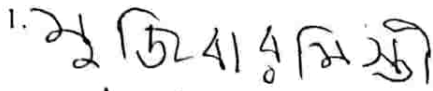
ON THE NORTH : Part of R.S. Dag No. 1142.
 ON THE SOUTH : 20 ft. Wide Public Road.
 ON THE EAST : P.W.D.
 ON THE WEST : R.S. Dag No. 1146.

Contd.....8

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the ...13th... day of ...September..., 2019 (Two Thousand Nineteen) in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata
in the presence of :

1. 
MAHAMUD PUR
POST KUTUMPURUR
1202 - 700135



Mozammel Tarafder

2. 
Nazir Hossain Mondal
Adhese



Nazir Hossain Mondal
Partners of M.N. Developers


Md. Aijuddin Mondal

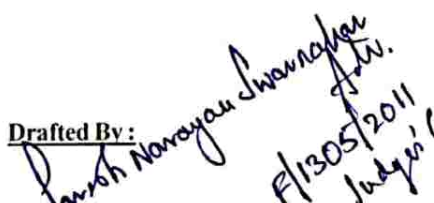


Md. Aijuddin Mondal



Mohammad Abdul Halim Mondal

Drafted By:


For Pinaki Chattopadhyay & Associates,

Advocates,

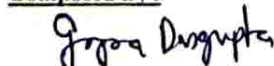
Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157.

Ph. : 2570 8471.

Composed By:


Gopa Dasgupta,

Teghoria Main Road,

Kolkata - 700 157.



Md. Salim Mondal

Landowners/Principals














Jamaluddin Molla

Director of
Nitu Developer Private Limited

Attorney

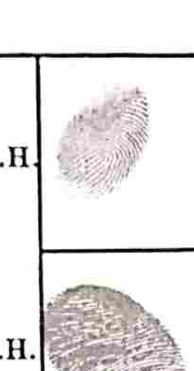
SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

	L.H.					
	R.H.					











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ATTESTED :- *Handwritten signature*

	L.H.					
	R.H.					

Handwritten signature

Handwritten signature

	L.H.					
	R.H.					

Handwritten signature

ATTESTED :- *Handwritten signature*












	L.H.					
	R.H.					

Handwritten signature












ATTESTED :- *Handwritten signature*

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Md Abdul Halim Mondal</i>	L.H.					
	R.H.					

ATTESTED :- *Md Abdul Halim Mondal*

 <i>Md Salim Mondal</i>	L.H.					
	R.H.					

ATTESTED :- *Md Salim Mondal*

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NITU DEVELOPERS PRIVATE LIMITED



08/08/2011

Permanent Account Number

AAECN1833P

19/12/2012

यदि आपका PAN कार्ड खो गया है / या किसी और का PAN कार्ड मिल गया है, तो कृपया इसे वापस करने के लिए नीचे दी गई जानकारी का उपयोग करें।
आयकर PAN सेवाएं, एन एन डी ई
तीसरी मंजिल, सफ़ायर चैम्बर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुणे - 411 045

If this card is lost / someone's PAN card is found,
please inform / return to:
Income Tax PAN Services Unit, NNDEL
3rd Floor, Sapphire Chambers,
Near Banner Telephone Exchange,
Banner, Pune - 411 045

Tel: 91-20-2721 8080, 2721 8081
e-mail: paninfo@incometax.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA




स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABUPT7159E

नाम / Name
MO:ZAMMEL TARAFDER

पिता का नाम / Father's Name
HAJI JAKIR ALI TARAFDER

जन्म की तारीख / Date of Birth
06/05/1969


हस्ताक्षर / Signature



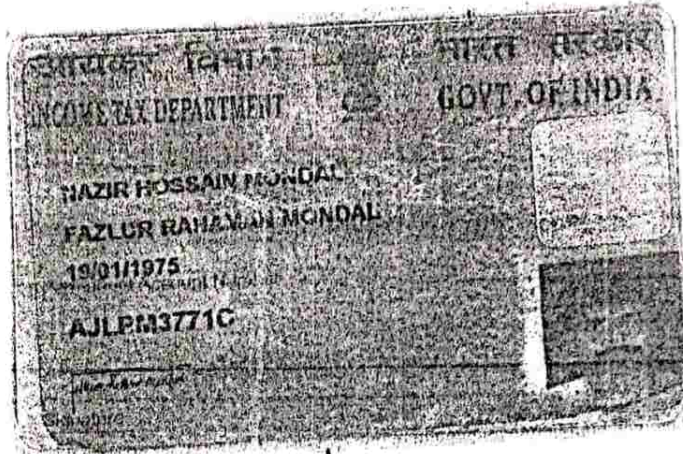
05/05/2017

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें:
आयकर पेन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

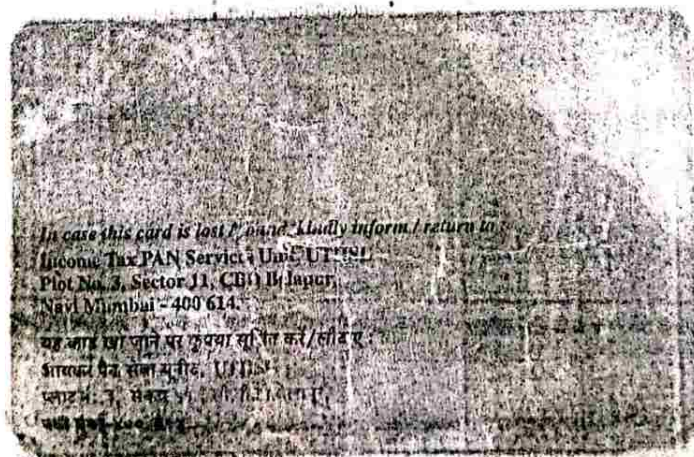
*If this card is lost / someone's lost card is found,
please inform / return to:*

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

Tel: 91-20-2721 6080, Fax: 91-20-2721 8081
e-mail: 1info@nsdl.co.in



Nazir komin number



आयकर विभाग
INCOME TAX DEPARTMENT

MD SALIM MONDAL
MOHD AIJUDDIN MONDAL

02/11/1996

CRKPM0375H

Md Salim Mondal

भारत सरकार
GOVT. OF INDIA



आयकर विभाग, आयकर सेवा केंद्र, दिल्ली
आयकर विभाग, आयकर सेवा केंद्र, दिल्ली
आयकर विभाग, आयकर सेवा केंद्र, दिल्ली
आयकर विभाग, आयकर सेवा केंद्र, दिल्ली

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

Income Tax PAN Services Unit, NSDI
5B, Race Course, Jaipur

Model Colony, Near Deep Bungalows, Chokk
Pune - 411 016

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

Md Salim Mondal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MD ALJUDDIN MONDAL
ABDUL MOJID MONDAL
05/02/1967
AJRPM3139Q

[Signature]
[Stamp]



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UHSL,
Plot No. 3, Sector 11, CRD Belapur,
New Mumbai - 400 614

यह कार्ड लो होने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा यूनिट, UHSL,
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614

MD Aljuddin Mondal



BAR COUNCIL OF WEST BENGAL
(STATUTORY BODY UNDER THE ADVOCATES ACT 1961)
2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA-700 001
PHONE : 2248 8956/7233
IDENTITY CARD



Name.....
KRISHNA DAS Advocate

Father's/Husband's Name.....
HARAMOHAN DAS

[Signature]
CHAIRMAN EX-COMMITTEE *[Signature]*
CHAIRMAN

Card No B-7449

Address Recorded on the Roll PD/7, Arjunpur
Kolkata-700 059

Present Address -Do-

Enrolment No WB/1027/98

Date of Enrolment 18.12.98

Date of Birth 04.01.72

Date 3.3.05

Secretary/Assistant Secretary

Major Information of the Deed




Deed No :	I-1523-11183/2019	Date of Registration	13/09/2019
Query No / Year	1523-1000201911/2019	Office where deed is registered	
Query Date	13/09/2019 11:48:36 AM	A D S R RAJARHAT, District North 24-Parganas	
Applicant Name, Address & Other Details	P CHATTOPADHYAY TEGHORIA, Thana Baguiati, District North 24-Parganas, WEST BENGAL, Mobile No 9830061809, 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		
Rs 1/-	Rs 1,56,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 100/- (Article 48(g))	Rs 21/- (Article E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 152311157/2019		

Land Details :

District North 24-Parganas, P S - Rajarhat, Gram Panchayat PATHARGHATA, Mouza Kalikapur, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1142	LR-3312	Bastu	Bastu	26 Dec	1/-	1,56,00,000/-	Width of Approach Road 20 Ft., Adjacent to Metal Road, Project Name :
Grand Total :					26Dec	1/-	156,00,000 /-	

Principal Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	M N DEVELOPERS CHINAR PARK, P.O.- R GOPALPUR, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700136, PAN No.: AARFM6710A, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative			
2	Name MD AIJUDDIN MONDAL Son of ABDUL MOJID MONDAL Executed by: Self, Date of Execution: 13/09/2019 , Admitted by: Self, Date of Admission: 13/09/2019 ,Place : Office	Photo 	Finger Print 	Signature 
		13/09/2019	LTI 13/09/2019	13/09/2019

TIKITIKI PARA, P.O:- NAGRAJOLE, P.S:- Baharampur Town, District:-Murshidabad, West Bengal, India, PIN - 742102 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AJRPM3139Q, Aadhaar No: 60xxxxxxxx5817, Status :Individual, Executed by: Self, Date of Execution: 13/09/2019
 , Admitted by: Self, Date of Admission: 13/09/2019 ,Place : Office

3	Name	Photo	Finger Print	Signature
<p>MOHAMMAD ABDUL HALIM MONDAL Son of MD AIJUDDIN MONDAL Executed by: Self, Date of Execution: 13/09/2019 , Admitted by: Self, Date of Admission: 13/09/2019 ,Place : Office</p>	 13/09/2019	 LTI 13/09/2019	 13/09/2019	

TIKITIKI PARA, P.O:- NAGRAJOLE, P.S:- Berhampore, District:-Murshidabad, West Bengal, India, PIN - 742102 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: CEUPM4261F, Aadhaar No: 31xxxxxxxx0526, Status :Individual, Executed by: Self, Date of Execution: 13/09/2019
 , Admitted by: Self, Date of Admission: 13/09/2019 ,Place : Office






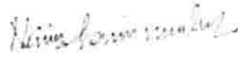



4	Name	Photo	Finger Print	Signature
<p>MD SALIM MONDAL Son of MOHD AIJUDDIN MONDAL Executed by: Self, Date of Execution: 13/09/2019 , Admitted by: Self, Date of Admission: 13/09/2019 ,Place : Office</p>	 13/09/2019	 LTI 13/09/2019	 13/09/2019	

TIKITIKI PARA, P.O:- NAGRAJOLE, P.S:- Berhampore, District:-Murshidabad, West Bengal, India, PIN - 742102 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: CRKPM0375H, Aadhaar No: 20xxxxxxxx9213, Status :Individual, Executed by: Self, Date of Execution: 13/09/2019
 , Admitted by: Self, Date of Admission: 13/09/2019 ,Place : Office




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>NITU DEVELOPERS PRIVATE LIMITED LOUHATI, P.O:- LOUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAECN1633P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Name, Address, Photo, Finger print and Signature				
No	Name	Photo	Signature	
1	Mr MOZAMMEL TARAFDER Son of Late HAJI JAKIR ALI TAFADER Date of Execution - 13/09/2019, , Admitted by: Self, Date of Admission: 13/09/2019, Place of Admission of Execution: Office	 Sep 13 2019 1:59PM	 LTI 13/09/2019	 13/09/2019
ATGHARA, P.O:- R GOPALPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700136, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ABUPT7159E, Aadhaar No: 39xxxxxxxx5034 Status : Representative, Representative of : M N DEVELOPERS (as PARTNER)				
2	Mr NAZIR HOSSAIN MONDAL (Presentant) Son of Late FAZLUR RAHAMAN MODNAL Date of Execution - 13/09/2019, , Admitted by: Self, Date of Admission: 13/09/2019, Place of Admission of Execution: Office	 Sep 13 2019 1:58PM	 LTI 13/09/2019	 13/09/2019
ATGHARA, P.O:- R GOPALPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700136, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AJLPM3771C, Aadhaar No: 86xxxxxxxx7590 Status : Representative, Representative of : M N DEVELOPERS (as PARTNER)				
3	Mr JAMALUDDIN MOLLA Son of Mr MOJAMBAR MOLLA Date of Execution - 13/09/2019, , Admitted by: Self, Date of Admission: 13/09/2019, Place of Admission of Execution: Office	 Sep 13 2019 1:59PM	 LTI 13/09/2019	 13/09/2019
LOUHATI, P.O:- LOUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AIYPM1138K, Aadhaar No: 42xxxxxxxx2212 Status : Representative, Representative of : NITU DEVELOPERS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KRISHNA DAS Son of Late H DAS PD 7 ARJUNPUR, P.O:- ARJUNPUR, P.S:- Baguiati, District -North 24-Parganas, West Bengal, India. PIN - 700059			

13/09/2019

13/09/2019

13/09/2019

Officer of MD AIJUDDIN MONDAL, MOHAMMAD ABDUL HALIM MONDAL, MD SALIM MONDAL, Mr MOZAMMEL TARAFDER, Mr NAZIR HOSSAIN MONDAL, Mr JAMALUDDIN MOLLA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	M N DEVELOPERS	NITU DEVELOPERS PRIVATE LIMITED-6.5 Dec
2	MD AIJUDDIN MONDAL	NITU DEVELOPERS PRIVATE LIMITED-6.5 Dec
3	MOHAMMAD ABDUL HALIM MONDAL	NITU DEVELOPERS PRIVATE LIMITED-6.5 Dec
4	MD SALIM MONDAL	NITU DEVELOPERS PRIVATE LIMITED-6.5 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1142, LR Khatian No - 3312	Owner: আইজুদ্দিন মন্ডল, Gurdian: আব্দুল মজি মন্ড, Address: টিকিটিকিপাড়, নাগরাজোল বহরমপুর, মুর্শিদাবাদ , Classification: ডাঙ্গা, Area: 0.05000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152311183 / 2019

On 13-09-2019

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 13:10 hrs on 13-09-2019, at the Office of the A.D.S.R. RAJARHAT by Mr NAZIR HOSSAIN MONDAL .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,56,00,000/-

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

Execution is admitted on 13/09/2019 by 1. MD AIJUDDIN MONDAL, Son of ABDUL MOJID MONDAL, TIKITIKI PARA, P.O: NAGRAJOLE, Thana: Baharampur Town, , Murshidabad, WEST BENGAL, India, PIN - 742102, by caste Muslim, by Profession Business, 2. MOHAMMAD ABDUL HALIM MONDAL, Son of MD AIJUDDIN MONDAL, TIKITIKI PARA, P.O: NAGRAJOLE, Thana: Berhampore, , Murshidabad, WEST BENGAL, India, PIN - 742102, by caste Muslim, by Profession Business, 3. MD SALIM MONDAL, Son of MOHD AIJUDDIN MONDAL, TIKITIKI PARA, P.O: NAGRAJOLE, Thana: Berhampore, , Murshidabad, WEST BENGAL, India, PIN - 742102, by caste Muslim, by Profession Business

Indetified by Mr KRISHNA DAS, , Son of Late H DAS, PD 7 ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

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

Execution is admitted on 13-09-2019 by Mr MOZAMMEL TARAFDER, PARTNER, M N DEVELOPERS, CHINAR PARK, P O - R GOPALPUR, P S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700136

Executed by Mr KRISHNA DAS, , Son of Late H DAS, PD 7 ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

Execution is admitted on 13-09-2019 by Mr NAZIR HOSSAIN MONDAL, PARTNER, M N DEVELOPERS, CHINAR PARK, P.O - R GOPALPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700136

Indetified by Mr KRISHNA DAS, , Son of Late H DAS, PD 7 ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

Execution is admitted on 13-09-2019 by Mr JAMALUDDIN MOLLA, DIRECTOR, NITU DEVELOPERS PRIVATE LIMITED, LOUHATI, P.O:- LOUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by Mr KRISHNA DAS, , Son of Late H DAS, PD 7 ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 93022, Amount: Rs.100/-, Date of Purchase: 05/09/2019, Vendor name: AMAL KUMAR SAHA



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2019, Page from 443993 to 444017
being No 152311183 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.09.23 12:50:05 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 23-09-2019 12:49:29 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

DATED THE DAY OF 2019

**DEVELOPMENT POWER OF
ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT**

BETWEEN

M.N. Developers
Md. Aijuddin Mondal
Md. Abdul Halim Mondal
Md. Salim Mondal

Landowners/Principals

Nitu Developer private Limited

Attorney

Drafted By

Pinaki Chattopadhyay & Associates

Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 157

Ph. : 2570 8471

Composed By

Gopa Dasgupta

Teghoria Main Road

Kolkata - 700 157