

605/2021

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544/21

भारतीय गैर न्यायिक



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 903380

8.20 P.M. - No 1903-8-91593/2021
Com Case No-113/21

Certified that the document is a true and correct copy of the original document. The Signature is in the presence of the undersigned and the same is attached to the document in the form of this Document.

Additional Registrar



POWER OF ATTORNEY

1. Date: 15th January, 2021
2. Place: Kolkata
3. Parties
- 3.1 RAFAT JAHAN, wife of Md. Kamal Ashraf and daughter of Mukhtar Ahmed, nationality Indian, by faith Muslim, by occupation Business, residing at 110/H/7B, Elliot Road, Park Street H.O., Post Office Park Street, Kolkata-700016, Police Station Park Street [PAN AMXPJ3942R] [AADHAR NO.8869 3964 5352] (Grantor, includes successor-in-interest)

J1 - 250

J2 - 400

650

Sold To.....
Name.....
Address.....
Rs.....
- 5 JAN 2021
C.M.M's Court,
2, Bankshall Street, Kol-1

70909
PANCHU GOPAL SHAWI
Advocate
C.M.M. Court
F692/663
2, Bankshall Street, Kol-1

ABANISH KUMAR DAS
Govt. License Stamp Vendor
C. M. M.'S Court
2, Bankshall Street, Kol - 1



Additional Registrar of
Insurance, Kolkata
15 JAN 2021

Mr. Javed Hussain
S/O - Mr. Samiruddin
83A, ELLIOT ROAD, KOLKATA - 700016.
P.O. & P.S. - PARK STREET
OCCUPATION - BUSINESS

And

- 3.2 AL-MADINA REALTY LLP, a Limited Liability Partnership firm, incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 3, Royd Lane, 3rd Floor, Post Office Park Street, Kolkata-700016, Police Station Park Street [PAN ABTFA2828G], represented by its designated partner, Md. Kamal Ashraf, son of Haji Md. Samsuddin, nationality Indian, by faith Muslim, by occupation Business, working for gain at 3, Royd Lane, 3rd Floor, Post Office Park Street, Kolkata-700016, Police Station Park Street [PAN AIFPA3630H] [AADHAR NO.8542 4231 4855] (Attorney).

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Background

- 4.1 Ownership of Said Property: The Grantor is the sole and absolute owner and possessor of bastu land measuring 9.25 (nine point two five) decimal, more or less, equivalent to 5 (five) cottah 9 (nine) chittack 27 (twenty seven) square feet, together with structures thereon measuring 400 (four hundred) square feet, comprised in R.S. Dag Nos.195 and 196, recorded in R.S. Khatian Nos. 117 and 118, J.L.No.25, Mouza Nayabad, situates lying at Premises No. 1659 (formed by amalgamation of Premises No.1029 and Premises No.1659, Nayabad), Nayabad, within the limits of Ward No.109 of Kolkata Municipal Corporation, Post Office Purba Jadavpur, Kolkata-700099, Police Station Kasba (now Purba Jadavpur), Sub-Registration District Sealdah, District South 24 Parganas, more fully described in the Schedule below (Said Property).
- 4.2 Said Project: The Grantor has decided to develop the Said Property by way of construction of G+4 building named "AMR ICON" (New Building) on the Said Property according to a Sanctioned Plan being No. 2020120292 dated 24.12.2020 (Said Plan) and booking and sale of the flats/units and saleable spaces (collectively Units) in the New Building to prospective purchasers (collectively Intending Purchasers). The development of the Said Property by way of construction of New Building and transfer of flats/units in the New Building to Intending Purchasers, collectively Said Project.
- 4.3 Development Agreement: By a Development Agreement dated _____, 2020, registered in the Office of the Additional Registrar of Assurances III, Kolkata, in Book No.I, Volume No. _____, at Pages _____ to _____, being Deed No. 190300241 for the year 2021 (Development Agreement), the Grantor has appointed the Attorney as the developer of the Said Property for development of New Building, in the manner and on the terms and conditions contained in the Development Agreement.
- 4.4 Grantor's Allocation: The Development Agreement provides that (i) South-east facing 2BHK Flat/Unit No.1B on the first floor, (ii) North-east facing 2BHK Flat/Unit No.2C on the second floor, (iii) South-west facing

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3BHK Flat/Unit No.3A on the third floor, (iv) South-east facing 2BHK Flat/Unit No.4B on the fourth floor and (v) North-east facing 2BHK Flat/Unit No.4C on the fourth floor of the sanctioned saleable area in the New Building together with an undivided, indivisible, impartible, proportionate share and/or interest in the Said Property shall belong exclusively to the Grantor (Grantor's Allocation) and the Grantor shall be entitled to deal with and transfer the Grantor's Allocation exclusively as per the provisions of the Development Agreement. Grantor's Allocation shall also include 2 (two) covered car parking spaces and 1 (one) open car parking space in the Said Property.

- 4.5 **Attorney's Allocation:** The Development Agreement provides that balance of the sanctioned saleable area in the New Building being (i) South-West facing 3 BHK Flat/Unit No.1A on the first floor, (ii) North-East facing 2 BHK Flat/Unit No.1C on the first floor, (iii) South-West facing 3 BHK Flat/Unit No.2A on the second floor, (iv) South-East facing 2 BHK Flat/Unit No.2B on the second floor, (v) South-East facing 2 BHK Flat/Unit No.3B on the third floor, (vi) North-East facing 2 BHK Flat/Unit No.3C on the third floor, (vii) South West facing 3 BHK Flat/Unit No.4A on the fourth floor together with an undivided, indivisible, impartible, proportionate share and/or interest in the Said Property shall belong exclusively to the Attorney/Developer (Attorney's Allocation) and the Attorney shall be entitled to deal with and transfer the same exclusively as per the provisions of the Development Agreement. The Attorney's Allocation shall also include 5 (five) covered car parking spaces in the Said Property [It is clarified that (1) the Attorney herein is defined as the Developer in the Development Agreement and (2) the Attorney's Allocation is defined as the Developer's Allocation in the Development Agreement].
- 4.6 **Building Plans:** The Grantor may require to sanction and/or alter and/or modify and/or re-validate and/or revise and/or extend the Said Plan and/or other building plan/s (Building Plans) by the Kolkata Municipal Corporation and/or other statutory authorities including but not limited to Traffic Department, Directorate of Fire Service, Pollution Control Board, Directorate of Lifts, Directorate of Electricity, Urban Land Ceiling Department, West Bengal State Electricity Board and/or CESC Limited (collectively Other Authorities).
- 4.7 **Reason for Granting of Powers:** Under Clause 10.1 of the Development Agreement, it has been agreed that the Grantor shall grant a Power of Attorney to the Attorney and/or its nominees (1) for causing sanctioning and/or alteration and/or modification and/or extension and/or re-validation and/or revision of the Said Plan and/or other building plan/s by the Kolkata Municipal Corporation and/or other authorities as well as the powers and authorities with regard to the development of the Said Property by construction of the New Building thereon and (2) for doing all things needful for development of the Said Property by construction of the New Building and booking and entering into agreement for sale and sale of proportionate share of land corresponding to the Flats/Units in the New Building to the Intending Purchasers within the Attorney's

Allocation. Accordingly, the Grantor is granting certain powers and authorities to the Attorney, by this Power of Attorney.

5. Subject Matter of Power of Attorney

5.1 Sanction / Alteration / Modification / Extension / Re-validation / Revision of Building Plans: Powers and authorities for causing sanction/alteration/modification/extension/re-validation/revision of the Said Plan and/or Building Plans and ancillary activities incidental thereto.

5.2 Construction of New Buildings: Powers and authorities for construction of the New Building on the Said Property in terms of the Development Agreement.

5.3 Sale: Powers and authorities for sale of the Flats/Units in the New Building to the Intending Purchasers within the Attorney's Allocation as stated in the Development Agreement as well as Clause 4.5 above.

6. Appointment

6.1 Hereby Made: The Grantor hereby nominates, constitutes and appoints the Attorney as the lawful Attorney of the Grantor, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantor.

7. Powers and Authorities

7.1 Sanction, Revalidation, Modification, Extension and Alteration of Building Plans and Other Statutory Compliances: To cause sanction and/or revalidation and/or modification and/or extension and/or alteration and/or revision of the Said Plan/Building Plans by the Kolkata Municipal Corporation and the Other Authorities and to pay fees, costs and charges for such sanction, modification, revalidation, alteration, revision, extension as the case may be and upon completion of work, to obtain drainage connection, water connection, occupancy certificate/completion certificate and other certificates from the Kolkata Municipal Corporation and the Other Authorities.

7.2 Dealing with Authorities: To deal with all authorities including but not limited to Kolkata Municipal Corporation and the Other Authorities for sanction, modification, alteration, extension, revision and re-validation of the Building Plans and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required.

7.3 Connection of Utilities: To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Property.

- 7.4 **Regulatory Clearances:** To apply for and obtain all requisite statutory clearances/permissions/approvals under various Acts, including but not limited to clearances under (1) West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and (2) Urban Land (Ceiling & Regulations) Act, 1976 and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.
- 7.5 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of the New Building on the Said Property.
- 7.6 **Construction:** To construct temporary sheds and godowns for storage of building materials and running of site office and to construct the New Building and/or any other structure on the Said Property, in accordance with the Development Agreement.
- 7.7 **Contracts for Construction:** In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the Attorney in accordance with the Development Agreement and without creating any liability or obligation of the Grantor.
- 7.8 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction, modification, alteration, revision, extension and re-validation of the Said Plan/Building Plans and to have the same registered and obtain all permissions and clearances as may be required for the same.
- 7.9 **Mortgage:** To obtain construction loan from any financial institution by mortgaging the Attorney's Allocation and/or any part thereof.
- 7.10 **Acceptance of Papers:** To accept notices and service of papers from Kolkata Municipal Corporation, Fire Brigade, Competent Authority under the Urban Land Ceiling and Regulation Act, 1976, Airport Authority, Police, both Civil Court and Criminal Courts, Land and Land Reforms Department and/or any other statutory authorities and/or other persons.
- 7.11 **Granting Receipts:** To receive and pay and/or deposit moneys including fees, rent, interest from any person or persons, body or bodies, authority or authorities and receive fund and to receive and grant valid receipts and discharges in respect thereof.

- 7.12 **Land Revenue:** To make payment of up-to-date land revenue/municipal/local authority taxes in respect of the Said Property by way of approaching the concerned authorities and obtaining necessary orders for such payment and to collect receipts thereof.
- 7.13 **Outgoings:** To pay all outgoings, including Municipal Taxes etc. in respect of the Said Property /New Building and to collect receipts therefor.
- 7.14 **Mutation:** To take all necessary steps and to sign and submit all papers, applications and documents to record the Grantor's name as owner of the Said Property in the office of Kolkata Municipal Corporation and/or any other concerned authorities and to pay fees, costs and charges for that purpose.
- 7.15 **Watch and Ward:** To employ and appoint watchmen, guards and other security personnel for the Said Property.
- 7.16 **Appointment:** To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
- 7.17 **Negotiation and Sale:** To negotiate for sale and sell the Flats/Units in the New Building to the Intending Purchasers, on terms and conditions as be deemed fit by the Attorney and to prepare, sign, execute and deliver agreements, conveyances and other instruments in this regard.
- 7.18 **Receive Payments:** To receive all payments with regard to the sale of the Flats/Units in the New Building to the Intending Purchasers and acknowledge receipt of the payments.
- 7.19 **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into such agreements, conveyances and instruments including but not limited to clearance under the Income Tax Act, 1961, for transfer of the Flats/Units in the New Building to the Intending Purchasers.
- 7.20 **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized, registered and authenticated all agreements, conveyances and other instruments as aforesaid and in particular to present for registration, admit execution, have registered and obtain original of all agreements, conveyances and other instruments for sale of the Flats/Units in the New Building.
- 7.21 **Legal Action:** To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the Said Property and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.

7.22 Further Acts: Notwithstanding grant of the aforesaid powers, the Owner hereby undertakes that the Owner shall execute, as and when necessary, all papers, documents, plans etc. for the purpose of development of the Said Property and for enabling the Developer to perform all obligations under the Development Agreement including but not limited to the documents as required for obtaining financial accommodation from any bank and/or financial institution.

8. Ratification

8.1 Hereby Made: The Grantor hereby ratifies and confirms and agrees to ratify and confirm all lawful actions of the Attorney in pursuance of this Power of Attorney.

Schedule
(Said Property)

Bastu Land measuring 9.25 (nine point two five) decimal, more or less, equivalent to 5 (five) cottah 9 (nine) chittack 27 (twenty seven) square feet, together with structures thereon measuring 400 (four hundred) square feet, comprised in R.S. Dag Nos.195 and 196, recorded in R.S. Khatian Nos. 117 and 118, J.L.No.25, Mouza Nayabad, situates lying at Premises No. 1659 (formed by amalgamation of Premises No.1029 and Premises No.1659, Nayabad), Nayabad (Assessee No.31-109-08-1659-0), within the limits of Ward No.109 of Kolkata Municipal Corporation, Post Office Purba Jadavpur, Kolkata-700099, Police Station Kasba (now Purba Jadavpur), Sub-Registration District Sealdah, District South 24 Parganas and butted and bounded as follows:

On the North : By Part of R.S. Dag No.196
On the East : By Part of R.S. Dag No.196
On the South : By 40 feet wide Road
On the West : By Part of R.S. Dag No.195

9. Execution and Delivery

- 9.1 In Witness Whereof the Grantor and the Attorney have executed this Power of Attorney on the above date.

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[Grantor]

We accept:

AL-MADINA REALTY LLP
Md. Kamal Ashraf -
Partner

[Attorney]

Drafted by:

Tital Datta
WB/2072/2009
Advocate
High Court, Calcutta

Witnesses:

Signature Md. Nasiruddin

Name MD. NASIRUDDIN

Father's Name Abdul RAZAK

Address 90 Elliot Road
KOL - 16

Signature Mojibur Rahman

Name Mojibur Rahman

Father's Name Abdul Razzaque

Address 90 Elliot Road
Kolkata - 700016

Signature of the
Executants and/or
Purchaser Presentants



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Ned. Kgnal. Ashab.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1903000113/2021	Date of Application	15/01/2021
Query No / Year	19038000091593/2021		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Applicant Name of QueryNo	Mr Debasis Shaw		
Stampduty Payable	Rs.50/-		
Registration Fees Payable	Rs.73/-		
Applicant Name of the Visit Commission	Mr D Shaw		
Applicant Address	7003832448		
Place of Commission	3, Royd Lane, 3rd Floor, P.O:- Park Street, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700016		
Expected Date and Time of Commission	15/01/2021 1:00 AM		
Fee Details	J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/-		
Remarks			








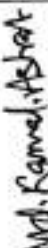



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - III KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19038000091593/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs RAFAT JAHAN 110/H/7B, ELLIOT ROAD, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016	Principal			 15/01/2021
2	Mohamad Kamal Ashraf 3, Royd Lane, 3rd Floor, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Attorney [AL- MADINA REALTY LLP]			 15/01/2021
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Javed Hussain Son of Md Samsuddin 83A, Elliot Road, P.O:- Park Street, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700016	Mrs RAFAT JAHAN , Mohamad Kamal Ashraf			 15/01/2021

(Prof. Kumar Golden)
ADDITIONAL REGISTRAR
OF ASSURANCE

Query No:-19038000091593/2021, 15/01/2021 02:18:15 PM KOLKATA (A.R.A. - III)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAFAT JAHAN
MUKHTAR AHMED
13/01/1987

Permanent Account Number
AMXPJ3942R

Rafat Jahan
Signature



Rafat Jahan



ভারত সরকার
Government of India



রাফাত জাহান
Rafat Jahan

পিতা : মুকতার আহমেদ
Father : MUKHTAR AHMED

জন্ম সাল / Year of Birth : 1987
মহিলা / Female



8869 3964 5352

আধার - সাধারণ মানুষের অধিকার

Rafat Jahan



ভারতীয় অনন্য চিহ্নিতকরণ কর্তৃপক্ষ
Unique Identification Authority of India

ঠিকানা:
110/335/7বি, এলিয়ট রোড,
পার্ক স্ট্রীট এম.ও. (কলকাতা),
পশ্চিমবঙ্গ, 700016

Address:
110/335, ELLIOT ROAD, Park
Street H.O, Park Street, Kolkata,
West Bengal, 700016

8869 3964 5352



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABTFA2828G



नाम / Name
AL-MADINA REALTY LLP

21112000

दिनांक / गठन की तारीख
Date of Incorporation / Formation
09/11/2020

AL-MADINA REALTY LLP
Md. Kamal Ashraf
Partner

ভারত সরকার
Government of India

মহা: কামাল অশরাফ
Md. Kamal Ashraf
পিতা : হাজি মহা: সানসুদ্দিন
Father : Hajj Md. Samsuddin
জন্ম সাল / Year of Birth : 1982
পুরুষ / Male

8542 4231 4855

আধার - সাধারণ মানুষের অধিকার

Md. Kamal Ashraf

ভারতীয় অনন্য পরিচয় প্রমাণ
Unique Identification Authority of India

ঠিকানা:
110/578/1/1, এলিট রোড,
পার্ক স্ট্রিট এম.ও. কোলকাতা,
পশ্চিমবঙ্গ, 700016

Address:
110/578, ELIOT ROAD, Park
Street H.O, Park Street, Kolkata,
West Bengal, 700016

8542 4231 4855

1800 303 1547

www.uidai.gov.in



Nal. Kamal Ashraf



भारत सरकार

Government of India



Md Javed Hussain

DOB : 26/10/1991

Male



6279 3871 8656

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address: flat 8A 8th floor, 83A ELLIOT
ROAD, Park Street, Park Street,
Kolkata, West Bengal, 700016



6279 3871 8656



1947



helpline@uidai.gov.in

www

www.uidai.gov.in

[Handwritten signature]

Mr. Samel Hussain

Scanned with CamScanner

Major Information of the Deed

Deed No :	I-1903-00544/2021	Date of Registration	19/01/2021
Query No / Year	1903-8000091593/2021	Office where deed is registered	
Query Date	14/01/2021 3:20:10 PM		1903-8000091593/2021
Applicant Name, Address & Other Details	Debasis Shaw High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003832448, Status : Others		
Transaction			
[0138] Sale, Development Power of Attorney after Registered	Additional Transaction		
Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,23,66,097/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190300241/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1659, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 9 Chatak 27 Sq Ft	1/-	1,20,73,597/-	Width of Approach Road: 40 Ft., , Project Name :
Grand Total :				9.24Dec	1 /-	120,73,597 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	2,92,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	2,92,500 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs RAFAT JAHAN Wife of Mr Md. Kamal Ashraf 110/H/7B, ELLIOT ROAD, P.O:- PARK STREET, P.S:- Park Street, District:- Kolkata, West Bengal, India, PIN - 700016 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AMxxxxxx2R, Aadhaar No: 88xxxxxxx5352, Status :Individual, Executed by: Self, Date of Execution: 15/01/2021 , Admitted by: Self, Date of Admission: 15/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/01/2021 , Admitted by: Self, Date of Admission: 15/01/2021 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AL-MADINA REALTY LLP 3, Royd Lane, 3rd Floor, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.: ABxxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mohamad Kamal Ashraf (Presentant) Son of Md Samsuddin 3, Royd Lane, 3rd Floor, P.O:- Park Street, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxxx0H, Aadhaar No: 85xxxxxxx4855 Status : Representative, Representative of : AL-MADINA REALTY LLP (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Javed Hussain Son of Md Samsuddin 83A, Elliot Road, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016			

Identifier Of Mrs RAFAT JAHAN , Mohamad Kamal Ashraf

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs RAFAT JAHAN	AL-MADINA REALTY LLP-9.24 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs RAFAT JAHAN	AL-MADINA REALTY LLP-400.00000000 Sq Ft

On 14-01-2021

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 1,23,66,097/-



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 15-01-2021

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 20:20 hrs on 15-01-2021, at the Private residence by Mohamad Kamal Ashraf .

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

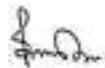
Execution is admitted on 15/01/2021 by Mrs RAFAT JAHAN , Wife of Mr Md. Kamal Ashraf , 110/H/7B, ELLIOT ROAD, P.O: PARK STREET, Thana: Park Street, , Kolkata, WEST BENGAL, India, PIN - 700016, by caste Muslim, by Profession Business

Indetified by Javed Hussain, , Son of Md Samsuddin , 83A, Elliot Road, P.O: Park Street, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Muslim, by profession Others

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

Execution is admitted on 15-01-2021 by Mohamad Kamal Ashraf , partner, AL-MADINA REALTY LLP, 3, Royd Lane, 3rd Floor, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Indetified by Javed Hussain, , Son of Md Samsuddin , 83A, Elliot Road, P.O: Park Street, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Muslim, by profession Others



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 19-01-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

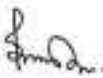
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- , I = Rs 55/- , M(a) = Rs 7/- , M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 70909, Amount: Rs.50/-, Date of Purchase: 05/01/2021, Vendor name: Abanish Kumar Das



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2021, Page from 30152 to 30176
being No 190300544 for the year 2021.



Digitally signed by PROBIR KUMAR
GOLDER
Date: 2021.01.21 15:40:18 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2021/01/21 03:40:18 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)