

6/3/2025

06/03/2025

(M)

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



AK 961702

৯৪১১০১৭৮৮  
১৩/১৭  
১৬/১

Additional Registrar of  
Assurances-IV, Kolkata

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

Additional Registrar of  
Assurances-IV, Kolkata

16 JAN 2025

**POWER OF ATTORNEY AFTER REGISTERED  
DEVELOPMENT AGREEMENT**

THIS **POWER OF ATTORNEY** is made this the 16th day of January Two Thousand  
Twenty Five (2025);

BETWEEN

294031

A. K. Dey  
Advocate  
High Court, Calcutta

59  
26 DEC 2024  
SURANJAN MUKHERJEE  
Lawyer and Senior Member  
C.C. Court  
2 & 3, K. S. Road, Kolkata-70001

26 DEC 2024  
26 DEC 2024

A.S.A.  
VI

To certify that the above is a true and correct copy of the original as filed in the Court of the Registrar of the High Court of Calcutta.

To certify that the above is a true and correct copy of the original as filed in the Court of the Registrar of the High Court of Calcutta.



16 JAN 2025



**A. M/s. TIRUPATI CARRIER LIMITED**, a company incorporated under the companies Act, 1956, having its registered office at Bakrahat Road, Thakurpukur, P.O Rasapunja, Police Station- Bishnupur, Dist.- South 24 Parganas, Kolkata 700104, having CIN: **U63013WB2002PLC095192** and PAN: **AABCT9173B**, represented by its Director, **MR. ARRUN BHUTORIA**, Son of Late Sumer Mull Bhutoria, working for gain at TIRUPATI ENCLAVE PVT. LTD. and having PAN — **ADBPJ8895J**, AADHAAR- 7010 9497 4176, by faith - Hindu, by Occupation- Business, residing at 4, Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani , Kolkata- 700071.;

**B. M/s. CHARLES COMMERCIAL PRIVATE LIMITED(CIN - U70100WB1996PTC081136&PANAABCC2791A)**, a Company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, Post Office Rasapunja, Police Station Bishnupur, Dist. 24 Parganas(South), Kolkata-700104, West Bengal, represented by its Director **MR. LALIT KUMAR BHUTORIA**, son of Mr. Prakaash Bhutoria working for gain at M/S. CHARLES COMMERCIAL PRIVATE LIMITED, and having PAN **AFVPB8282R**, AADHAAR- 4502 5687 4268, , by faith-Hindu, by Occupation- Business, residing at Pretoria street, P.O. Middleton Row, P.S. Shakespeare Sarani , Kolkata-700071.

**C. M/s. SHIVNIKETAN LIMITED(CIN-U70101WB1996PLC081121&PAN: AAEC3891G)**, a Company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, P.O. Rasapunja, Police Station Bishnupur, Dist. South 24Parganas,Kolkata 700 001, West Bengal; represented by its Director **MR. LALIT KUMAR BHUTORIA**, son of Mr. Prakaash Bhutoria working for gain at M/S. CHARLES COMMERCIAL PRIVATE LIMITED, and having PAN **AFVPB8282R**, AADHAAR- 4502 5687 4268, , by faith-Hindu, by Occupation- Business, residing at Pretoria street, P.O. Middleton Row, P.S. Shakespeare Sarani , Kolkata- 700071;

**D. M/s. TIRUPATI ENCLAVE PVT LTD**, a company incorporated under the companies Act 1956, having its registered office at 23A, Nctaji Subhas Road, 4<sup>th</sup> Floor, Roomno.-18 Kolkata, West Bengal-700001, having CIN: **U70101WB1996PTC081139** and PAN: **AABCT1390G**, represented by its Director, **MR. ARRUN BHUTORIA**, Son of Late Sumer Mull Bhutoria, working for gain at TIRUPATI ENCLAVE PVT. LTD. and having PAN — **ADBPJ8895J**, AADHAAR-

7010 9497 4176, by faith - Hindu, by Occupation- Business, residing at 4, Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani , Kolkata-700071.;

**E. M/s SMJ EXIMP LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at 23A, Netaji Subhas Road, 4th Floor, Room No. 06, Post Office - General Post Office, Police Station- Hare Street, Kolkata-700001 having **CIN 70102WB1988PLC045113ANDPANAHC2567G**, represented by its Director, **MR. ARRUN BHUTORIA**, Son of Late Sumer Mull Bhutoria, working for gain at Tirupati Enclave PVT. LTD. and having PAN — ADBPJ8895J, AADHAAR- 7010 9497 4176, by faith - Hindu, by Occupation- Business, residing at 4, Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani , Kolkata-700071., Collectively hereinafter collectively referred to as **"THE OWNERS'/PRINCIPALS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective successors or successors-in-office/interest and/ or assigns) of the ONE PART.

**A N D**

**RAUNAK PROPERTIES PRIVATE LIMITED (PAN: AABCR8161K)**, a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at P-829/A, Lake Town, Block -A, P.O. Lake Town, P.S. Lake Town, District North 24 Parganas, Kolkata - 700089, represented by its authorized director namely **MR. RAUNAK JHUNJHUNWALA (PAN : AEYPJ0495G)**, son of Mr. Sushil Kumar Jhunjunwala, by faith Hindu, by occupation Business, residing at P-829/A, Lake Town, Block -A, P.O. Lake Town, P.S. Lake Town, District North 24 Parganas, Kolkata - 700089,, Hereinafter referred to as **"THE DEVELOPER/ATTORNEY/PROMOTER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors or successors-in-office/interest and/ or assigns) of the SECOND PART.

**WHEREAS:**

- A.** The Parties hereto of the First Part are Owners of various pieces and parcels of land **ALL THAT** pieces and parcels of land total measuring 147.10 decimals more or less situated at Mouza- Uttar Kajirhat out of which (1) 3 Decimals is comprised in R.S. & L.R. Dag No.51/1127 under R.S. Khatian No.



162, L.R. Khatian Nos. 1500 (2) 7.80 Decimals is comprised in R.S. & L.R. Dag No.52 under R.S. Khatian No. 231, L.R. Khatian Nos. 1348, (3) 4.00 Decimal is comprised in R.S.Dag No. 60 under R.S. Khatian No. 541, L.R. Khatian Nos. 1303 (4) 23.50 Decimal is comprised in R.S. & L.R. Dag No.62 under R.S. Khatian No. 6, L.R. Khatian Nos. 2359 (5) 1.90 Decimals comprised in R.S. & L.R. Dag No.63 under R.S Khatian Nos. 7 & L.R. Khatian No.1303 (6) 2.20 Decimals comprised in R.S. & L.R. Dag No.64 under R.S. Khatian No. 7, L.R. Khatian No.1303 (7) 44 Decimals comprised in R.S. & L.R. Dag No.65 under R.S. Khatian No. 179, L.R. Khatian No.1480,1625 (8) 26.60 Decimals comprised in R.S. & L.R. Dag No.66 under R.S. Khatian No. 412, L.R. Khatian No:- 1625 (9) 16.50 Decimal comprised in R.S. & L.R. Dag No 68 under R.S. Khatian No.- 416 , L.R. Khatian Nos. 1481, (10) 3.70 Decimals is comprised in R.S. & L.R. Dag No.69 under R.S. Khatian nos. 188, corresponding to L.R. Khatian Nos. 1303, (11) 3.40 Decimal is comprised in R.S.Dag No. 441 under R.S. Khatian No.160 corresponding L.R. Khatian Nos. 1500 (12) 8.00 Decimal is comprised in R.S. & L.R. Dag No.435 under R.S. Khatian No. 318, L.R. Khatian Nos. 1481(13) 2.50 Decimals comprised in R.S. & L.R. Dag No.445 under R.S Khatian Nos. 75 & L.R. Khatian No.1467 situated in J.L. No.22, Police Station Bishnupur, within the limits of PaschimBishnupur Gram Panchayet area, A.D.S.R. Bishnupur, District South 24 Parganas, more fully and particularly described in the First Schedule written hereunder and hereinafter referred to as the "Said Property".

- B.** The Owners and the Developers have entered Into a development agreement being No18668 for the year 2024 in the office of A.R.A. -IV, Kolkata, dated 12.12.2024, for development of the schedule property.
- C.** AND WHEREAS in terms of the Development Agreement **M/s. TIRUPATI CARRIER LIMITED, M/s. CHARLES COMMERCIAL PRIVATE LIMITED, M/s. SHIVNIKETAN LIMITED, M/s. TIRUPATI ENCLAVE PVT LTD, M/s SMJ EXIMP LIMITED,** collectively called the PRINCIPALS executing this Development Agreement and Power of Attorney in favour of Developer Namely **RAUNAK PROPERTIES PRIVATE LIMITED** hereinafter referred to as "THE ATTORNEY" (which expression unless excluded by or repugnant to the subject

or context shall include any other person whom the Developer may authorize in addition or to substitute of the above named), jointly and/or severally to do all acts deeds and things as and for the purpose relating to the Subject Property and the Project and the related purposes hereinafter contained.

NOW KNOW YE BY THESE PRESENTS, We the Principal above named do hereby nominate, constitute and appoint the said Attorney as the true and lawful attorneys for in the name and behalf of the Principal to do execute, exercise and perform all or any of the following acts, deeds, matters and the things relating to the Subject Property and the Project and related purposes i.e. to say:-

1. To manage, maintain, protect and secure the Subject Property and do all acts deeds and things in connection therewith.
2. To apply for and obtain mutation, conversion, amalgamation, separation, updating, correction, modification, alteration or other recording in respect of the Subject Property or any part thereof from the Paschim Bishnupur Gram Panchayat, B.L. & L.R.O., the D.L & L.R.O., Zilla Parishad, Planning Authority, Development Authority, Collector, District Magistrate (including ADM) and any other appropriate authorities as may be deemed fit and proper by the Attorneys or any of them.
3. To accept or object to the assessments of land revenue or municipal taxes or property taxes in respect of the Subject Property or any part or share thereof and to attend all hearings and have the same finalized.
4. To pay all rates, taxes, land revenue, electricity charges, other charges expenses and other outgoings whatsoever payable in respect of the Subject property or any part thereof or the existing buildings or structures thereon or New Buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant and discharges in respect thereof.



5. To deal with any person owing, occupying or having any right title or interest in the Subject Property or any other property adjacent to or near the Subject Property in respect of the development of the Subject Property in such manner and on such terms and conditions as the Attorneys or any of them may deem fit and proper.
6. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due from of law against any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and to enter into all contracts and arrangements with them as the Attorneys may deem fit and proper.
7. To cause survey, soil test, excavation and other works in the Subject Property.
8. To prepare apply for and obtain sanction of new plans in respect of any New Building or Buildings or any other constructions at the Subject Property as part of the Project Site or otherwise.
9. To prepare, apply for, sign and submit plans, specifications, designs, maps and sketches for approval or sanctioning by the PaschimBishnupur Gram Panchayat or any other concerned authorities having jurisdiction and to have the same sanctioned and if required, to have the same modified revised altered and/or renewed.
10. To pay fees and obtain sanction modification revision alteration and/or such other orders and permissions as be expedient therefor.
11. To sign and submit all declaration undertakings affidavits required by any authority for the purpose of sanction /modification/ alteration/renewal of the plans for any construction at the Subject Property.
12. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewage, generators, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanized parking, and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers

and/or to make alterations therein and to close down and/or have disconnected the same.

13. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, generator, mechanized parking and any other utility, input or facility in the Building Complex or any part thereof including those mentioned in the last mentioned clause hereinabove.
14. To repair, construct erect and raise boundary walls in and around the Subject Property or proportions thereof and also any temporary sheds and spaces for storage of building materials and running of site office and to construct any other structure for the Project or any part thereof.
15. To carry out any Development Activity including construction, addition, alteration, demolition, erection, re-erection, demolition, addition or alteration and any other related activity at the Subject Property or any part thereof.
16. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Project and/or in respect of any input, utility or facility to be installed, run, made operative and managed threat from all State or Central Government Authorities and Statutory or other bodies and authorities concerned and any service providers.
17. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, supervisors, security guards, personnel and/or such other persons or agents as may be required in respect of the Project or any aspect or part thereof including for survey and soil testing and also for preparation, modification, alterations, sanctioning extension, revalidation etc. of plans or approvals or clearances and also for any Development Activity and for the other purposes herein stated on such terms and



conditions as the Attorneys or any of them may deem fit and proper and to cancel, alter or revoke the any such appointment or collaboration.

18. To appoint or collaborate with organizations and process in connection with Facility Management, Common Area Management and any other Assembly Commercial or Mercantile uses on such terms and conditions as the Attorneys or any of them may deem fit and proper and to cancel, alter or revoke the any such appointment or collaboration.
19. To do all necessary acts deeds matters and things for complying with all laws rules regulations bye-laws ordinances etc., for the time being in force with regard to the Project.
20. To apply for and obtain Occupancy or Completion Certificate and the other certificates as may be required from the concerned authorities.
21. To insure and keep insured the New Beginnings and other Development Activities or any part thereof or any materials equipment or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the Attorneys or any of them and to pay all premiums there for.
22. To obtain loans and finance in respect of any aspect of the Project or any Development Activity from any Banks and/or the Financial Institutions by mortgaging and charging the Developer's Allocation in the New Buildings in accordance with the terms and conditions of the Development Agreement and without however creating any financial obligation upon the Principals.
23. To deal with banks and finances and/or their officers and/or assigns in connection with the repayment of dues and to obtain any no objection certificates, consents, conditional consents, clearances, releases, redemptions from them.
24. To produce or give copies of any original title deed or document relating to the Subject Property.

25. To deal with, Transfer and/or part with possession of the Transferable Areas with proportionate share in land of whole or part the Subject Property and other appurtenances.
26. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas to take loans or finances from any Banks or Financial Institutions.
27. To advertise and publicize the Building Complex or any part thereof in any media and too appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
28. To ask, demand, recover, realize and collect the Realizations and amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas in the manner and as per the terms and conditions of the Development Agreement and to deposit the same in the specifies accounts as per the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
29. To do the Marketing of the Transferable Areas in the Project with the proportionate hare in land and other appurtenances thereof to such person or persons and at such consideration as the Attorneys or any of them may deem fir and proper and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges there for to fully exonerate the person or persons paying the same.
30. To negotiate, take bookings and applications of whatsoever nature in respect of Transfer of any Transferable Areas and if necessary to amend, modify, alter or cancel the same in terms of the Development Agreement.
31. To receive the amounts receivable in respect of any Transfer made in terms of Development Agreement and issue receipts, acknowledgements and discharges therefore and to fully exonerate the person or persons paying the same. The owners' allocations of the



received amount will be deposited in the Bank account of the owners in terms of the development agreement..

32. To prepare sign execute and/or deliver all papers, documents, agreements, supplementary agreements, nominations, assignments, sale deeds, conveyances, leases, licenses, mortgages, charges, tenancies, declarations, forms, receipts and such other documents and writings in any manner as be required to be so done and as may be deemed fit and proper by the Attorneys or any of them in respect of the Transfer of Transferable Areas.
33. To enforce any covenant in any agreement deed or any other contracts or documents of transfer executed by the Principals and the Developer and to Exercise all rights and remedies available to the Principals and the Developer there under.
34. To terminate or cancel any contract, agreement, and right of occupancy user enjoyment with any Transferee and exercise such rights as may be available in respect of such termination or cancellation.
35. To ask, demand, sue, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due payable or recoverable from any Transferee or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
36. To have the Units Transferred to the Transferees to be separately assessed and mutated in the names of the respective Transferees in all public records and with all authorities and/or persons living jurisdiction and to deal with such authority and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the Attorneys or any of them may deem fit and proper.
37. To deal with any claim of any third party in respect of the Subject Property and to oppose or settle the same.
38. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the

Building Complex and to form any Association, Society, Syndicate, Company or other body for the Common Purposes.

39. To contest or challenge any proceeding relating to vesting or acquisition or requisition or relating to any encumbrance, obligation or liability on the Subject Property or any part thereof and to attend hearings and object or settle with them and to receive compensation and other moneys payable in respect of acquisition and/or requisition. Of the Subject Property or any part thereof and utilize the same in accordance with the terms and conditions of the Development Agreement.
40. To deal with the Government of the West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Project.
41. For all or any of the purposes herein stated to appear and represent the Principal before the Paschim Bishnupur Gram Panchayat and Rasapunja Gram Panchayat, Kolkata Improvement Trust, Zilla Parishad, MED, Collector, Dist. Magistrate, ADM, Municipality/ Panchayat, Fire Brigade, Planning Authority, Development Authority, , the authorities under The West Bengal Apartment Ownership Act, Registrar of Co-operative any other Society, Registrar of Companies , the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976; the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning and Development) Act, Apartment Ownership Act, Societies Registration Act, Co-operative Societies Act, Companies Act, Development Authority, Pollution Control Authorities, Environment Authorities, Licensing Authorities, Police Authorities, Traffic Department, Directorate of Fire Services, Directorate of Lifts, Directorate of Electricity, Insurance Companies, Electricity, Water and other services provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi-Judicial, land and other authorities and all private bodies and service providers



and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the Attorney or any of them may deem fit and proper.

42. To appear and represent the Principal before any Notary Public, Registrar of Assurance, District Registrar, Sub-Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all documents instruments and writings executed by the Attorneys or any of them by virtue of the powers hereby conferred and the developer shall be entitled to realize the revenue in terms of the development agreement.
43. To execute any agreement for sale, deed of conveyance, gift or any other instrument of transfer in respect of the constructed spaces/Bungalows in favour of any Intending Purchaser(s) to settle consideration thereof and to receive earnest money or part of consideration money or consideration money in full and to present such document(s) of transfer before the concerned registration office, to admit execution and to perform all other acts, deeds and things to be required for effectual registration of a deed of transfer/conveyance in favour of the intending purchaser or purchasers and following such execution and registration of any such deed or deeds of sale or deeds of transfer my said Attorney shall deliver physical and khaspossession of the schedule property and the constructed areas, residential units/ bungalows, garage or parking space thereon or any part thereof in favour of the intending purchaser or purchasers in my names and on our behalf and in respect of my said property and buildings or any part or portion thereon described in the Schedule hereunder written free from all encumbrances, lien, charges and attachment whatsoever. Provided Always in case of execution of Agreement for Sale and Deed of Conveyance the power hereby given is strictly in terms of the development agreement and the said Attorney shall well

indemnify us from any damage or injury in connection with receipt of consideration money in respect of the revenue of the Developers. To make it clear that the said Development agreement executed by us and the said Developers on this day, shall be read and interpreted analogously considering both the documents a single document for its legal interpretation and both the documents shall remain in force till completion of the entire construction work and sale of all saleable areas belonging to the Developer.

44. To mortgage the spaces/units attributable to the Developers' Allocation in the Subject Property (after the execution of the supplementary and finalisation of the specific flats that the landowner and the developer shall be entitled to) with any bank, financial Institution or other lending entity and raise finance therefrom by deposit of title deeds of the Subject Property (equitable mortgage) or by executing simple mortgage deed or creating English mortgage, to secure project finance required by the Developers and further to execute any further document or documents in furtherance of the above objective, including executing letter evidencing deposit of title deeds, confirmation of title deeds, deliver the title deeds and to receive back the title deeds and further to acknowledge the debt and security provided always such borrowing of finance and mortgage shall be deemed in respect of the Developers'/Builders' revenue.
45. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revision, review, arbitration proceedings and other legal proceedings and demands civil, criminal or revenue concerning and/or touching any of the matters herein stated and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non sulted in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi-Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers etc. to sign declare verify and/or affirm any plaint,



written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasion shall require and/or as the Attorneys or any of them may think fit and proper.

46. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or persons.
47. To receive refund to express amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.
48. To receive all letters parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipts thereof.
49. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtars and to revoke such appointments.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the Subject Property and the Project and related purposes which the Principal itself could have lawfully done under their own hands and seal, if personally present.

AND the Principal doth hereby ratify and confirm and agree to ratify and confirm all and whenever their said Attorney or Attorneys have done or shall lawfully do or cause to be done in or about the premises aforesaid.

AND it is clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed of thing which would go against the provisions of the Development Agreement and by executing this Power of Attorney the obligations of the Principal or consequences for non-compliance under the Development Agreement shall not be affected.

**THE FIRST SCHEDULE ABOVE REFERRED TO:****(Said Property)**

**ALL THAT** pieces and parcels of land total measuring 147.10 decimals more or less situated at Mouza- Uttar Kajirhat out of which (1) 3 Decimals is comprised in R.S. & L.R. Dag No.51/1127 under R.S. Khatian No. 162, L.R. Khatian Nos. 1500

(2) 7.80 Decimals is comprised in R.S. & L.R. Dag No.52 under R.S. Khatian No. 231, L.R. Khatian Nos. 1348, (3) 4.00 Decimal is comprised in R.S.Dag No. 60 under R.S. Khatian No. 541, L.R. Khatian Nos. 1303 (4) 23.50 Decimal is comprised in R.S. & L.R. Dag No.62 under R.S. Khatian No. 6, L.R. Khatian Nos. 2359 (5) 1.90 Decimals comprised in R.S. & L.R. Dag No.63 under R.S. Khatian Nos. 7 & L.R. Khatian No.1303 (6) 2.20 Decimals comprised in R.S. & L.R. Dag No.64 under R.S. Khatian No. 7, L.R. Khatian No.1303 (7) 44 Decimals comprised in R.S. & L.R. Dag No.65 under R.S. Khatian No. 179, L.R. Khatian No.1480,1625

(8) 26.60 Decimals comprised in R.S. & L.R. Dag No.66 under R.S. Khatian No. 412, L.R. Khatian No:- 1625 (9) 16.50 Decimal comprised in R.S. & L.R. Dag No 68 under R.S. Khatian No.- 416 , L.R. Khatian Nos. 1481, (10) 3.70 Decimals is comprised in R.S. & L.R. Dag No.69 under R.S. Khatian nos. 188, corresponding to L.R. Khatian Nos. 1303, (11) 3.40 Decimal is comprised in R.S.Dag No. 441 under R.S. Khatian No.160 corresponding L.R. Khatian Nos. 1500 (12) 8.00 Decimal is comprised in R.S. & L.R. Dag No.435 under R.S. Khatian No. 318, L.R. Khatian Nos. 1481(13) 2.50 Decimals comprised in R.S. & L.R. Dag No.445 under R.S. Khatian Nos. 75 & L.R. Khatian No.1467 situated in J.L. No.22, Police Station Bishnupur, within the limits of PaschimBishnupur Gram Panchayet area, A.D.S.R. Bishnupur, District South 24 Parganas,

@Banda Shubhrajit

which is butted and bounded in the manner as follows:

On the North: Dag Nos. 52(P), 66(P), 67(P), 68(P)

On the South: Dag Nos. 441(P), 445(P)

On the East: Dag Nos. 69(P), 64(P), 63(P), 435(P)

On the West: Dag Nos. 52(P), 60(P)



**IN WITNESS WHEREOF** the Parties hereto have set and subscribed their respective hands and seals this day, month and year first above written:

**SIGNED SEALED AND DELIVERED**

by the **OWNERS** at Kolkata in the presence of:

1. Soumen Lahia  
15/1, Beni Mitral Lane  
Shiripal, Howrah-711002
2. Ranjan Ray  
Niranjana Palley  
Wd-700070

**SIGNED SEALED AND ACCEPTED**

by the **DEVELOPER** at Kolkata in the presence of:

1. Soumen Lahia
2. Ranjan Ray

TIRUPATI CARRIER LIMITED

*[Signature]*  
Director

CHARLES COMMERCIAL PVT. LTD.

*[Signature]*  
Director

UNIV NIKETAN LIMITED

*[Signature]*  
Director

TIRUPATI EMPLOYEES PRIVATE LIMITED

*[Signature]*  
Director

SMJ EXIMP LIMITED

*[Signature]*  
Director

Raunak Properties Pvt. Ltd.

*[Signature]*  
Director

Drafted by me  
SUKHEN BAR  
Advocate  
Calcutta High Court  
Enrolment No:- F/182/175/2018.

**SPECIMEN FORM FOR TEN FINGERS PRINT**

|                                                                                     |                      |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|----------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|    | <i>Dandi Jignesh</i> |    |     |     |    |    |
| Little                                                                              |                      | Ring                                                                                | Middle                                                                               | Fore                                                                                  | Thumb                                                                                 |                                                                                       |
| (Left Hand)                                                                         |                      |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                       |
|    |                      |    |    |    |    |                                                                                       |
| Thumb                                                                               | Fore                 | Middle                                                                              | Ring                                                                                 | Little                                                                                |                                                                                       |                                                                                       |
| (Right Hand)                                                                        |                      |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                       |
|   | <i>Deepak</i>        |    |     |     |    |    |
| Little                                                                              |                      | Ring                                                                                | Middle                                                                               | Fore                                                                                  | Thumb                                                                                 |                                                                                       |
| (Left Hand)                                                                         |                      |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                       |
|   |                      |   |   |   |   |                                                                                       |
| Thumb                                                                               | Fore                 | Middle                                                                              | Ring                                                                                 | Little                                                                                |                                                                                       |                                                                                       |
| (Right Hand)                                                                        |                      |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                       |
|  | <i>AS</i>            |  |   |   |  |  |
| Little                                                                              |                      | Ring                                                                                | Middle                                                                               | Fore                                                                                  | Thumb                                                                                 |                                                                                       |
| (Left Hand)                                                                         |                      |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                       |
|  |                      |  |  |  |  |                                                                                       |
| Thumb                                                                               | Fore                 | Middle                                                                              | Ring                                                                                 | Little                                                                                |                                                                                       |                                                                                       |
| (Right Hand)                                                                        |                      |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                       |
| PHOTO                                                                               |                      |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                       |
| Little                                                                              | Ring                 | Middle                                                                              | Fore                                                                                 | Thumb                                                                                 |                                                                                       |                                                                                       |
| (Left Hand)                                                                         |                      |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                       |
|                                                                                     |                      |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                       |
| Thumb                                                                               | Fore                 | Middle                                                                              | Ring                                                                                 | Little                                                                                |                                                                                       |                                                                                       |
| (Right Hand)                                                                        |                      |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                       |



~~~~~  
DATED THIS THE 16<sup>th</sup> DAY OF January 2025  
~~~~~

*BETWEEN*

**M/s. TIRUPATI CARRIER LIMITED &  
ORS.**

... OWNERS/PRINCIPALS

**AND**

**RAUNAK PROPERTIES PRIVATE  
LIMITED**

... DEVELOPER / ATTORNEY /  
PROMOTER

**POWER OF ATTORNEY AFTER  
REGISTERED  
DEVELOPMENT AGREEMENT**

### Major Information of the Deed

|                                                                                   |                                                                                                                                                                                        |                                        |            |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------|
| Deed No :                                                                         | I-1904-00665/2025                                                                                                                                                                      | Date of Registration                   | 16/01/2025 |
| Query No / Year                                                                   | 1904-8000110192/2025                                                                                                                                                                   | Office where deed is registered        |            |
| Query Date                                                                        | 13/01/2025 12:35:56 PM                                                                                                                                                                 | A.R.A. - IV KOLKATA, District: Kolkata |            |
| Applicant Name, Address & Other Details                                           | RAJINAK JHUNJHUNWALA<br>P- /829A, LAKE TOWN, BLOCK-A, Thana : Lake Town, District : North 24-Parganas,<br>WEST BENGAL, PIN - 700089, Mobile No. : 9831899977, Status :Seller/Executant |                                        |            |
| Transaction                                                                       | Additional Transaction                                                                                                                                                                 |                                        |            |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement |                                                                                                                                                                                        |                                        |            |
| Set Forth value                                                                   | Market Value                                                                                                                                                                           |                                        |            |
|                                                                                   | Rs. 2,25,83,086/-                                                                                                                                                                      |                                        |            |
| Stampduty 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]:- 190418668/2024                                                                                |                                        |            |

### Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: PASCHIM BISHINUPUR, Mouza: Uttar Kajirhat, Pin Code : 700104

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                                |
|--------|-------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|--------------------------------------------------------------|
| L1     | RS-51/1127  | RS-162         | Bastu         | Shali   | 3 Dec        |                         | 4,80,566/-            | Property is on Road Adjacent to Metal Road, , Project Name : |
| L2     | RS-52       | RS-231         | Bastu         | Shali   | 7.8 Dec      |                         | 11,97,472/-           | Property is on Road Adjacent to Metal Road, , Project Name : |
| L3     | RS-60       | RS-541         | Bastu         | Shali   | 4 Dec        |                         | 6,14,088/-            | Property is on Road Adjacent to Metal Road, , Project Name : |
| L4     | RS-62       | RS-6           | Bastu         | Shali   | 23.5 Dec     |                         | 36,07,767/-           | Property is on Road Adjacent to Metal Road, , Project Name : |
| L5     | RS-63       | RS-7           | Bastu         | Shali   | 1.9 Dec      |                         | 2,91,692/-            | Property is on Road Adjacent to Metal Road, , Project Name : |
| L6     | RS-64       | RS-7           | Bastu         | Shali   | 2.2 Dec      |                         | 3,37,748/-            | Property is on Road Adjacent to Metal Road, , Project Name : |
| L7     | RS-65       | RS-179         | Bastu         | Shali   | 44 Dec       |                         | 67,54,968/-           | Property is on Road Adjacent to Metal Road, , Project Name : |

|     |        |                      |       |       |                 |             |                      |                                                              |
|-----|--------|----------------------|-------|-------|-----------------|-------------|----------------------|--------------------------------------------------------------|
| L8  | RS-66  | RS-412               | Bastu | Shali | 26.6 Dec        |             | 40,83,685/-          | Property is on Road Adjacent to Metal Road, , Project Name : |
| L9  | RS-68  | RS-416               | Bastu | Shali | 16.5 Dec        |             | 25,33,113/-          | Property is on Road Adjacent to Metal Road, , Project Name : |
| L10 | RS-69  | RS-188               | Bastu | Shali | 3.7 Dec         |             | 5,68,031/-           | Property is on Road Adjacent to Metal Road, , Project Name : |
| L11 | RS-441 | RS-160               | Bastu | Shali | 3.4 Dec         |             | 5,21,975/-           | Property is on Road Adjacent to Metal Road, , Project Name : |
| L12 | RS-435 | RS-318               | Bastu | Shali | 8 Dec           |             | 12,28,176/-          | Property is on Road Adjacent to Metal Road, , Project Name : |
| L13 | RS-445 | RS-75                | Bastu | Shali | 2.5 Dec         |             | 3,83,805/-           | Property is on Road Adjacent to Metal Road, , Project Name : |
|     |        | <b>TOTAL :</b>       |       |       | <b>147.1Dec</b> | <b>0 /-</b> | <b>225,83,086 /-</b> |                                                              |
|     |        | <b>Grand Total :</b> |       |       | <b>147.1Dec</b> | <b>0 /-</b> | <b>225,83,086 /-</b> |                                                              |

#### Principal Details :

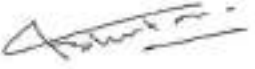
| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                              |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>CHARLES COMMERCIAL PVT LTD</b><br>BAKRAHAT ROAD, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx1A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative |
| 2     | <b>TIRUPATI CARRIER LTD</b><br>BAKRAHAT ROAD, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx3B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative       |
| 3     | <b>SHIV NIKETAN LIMITED</b><br>BAKRAHAT ROAD, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative       |
| 4     | <b>SMJ EXIMP LIMITED</b><br>23A, N.S. ROAD, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx7G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative                       |
| 5     | <b>TIRUPATI ENCLAVE PVT LTD</b><br>23A, N.S. ROAD, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx0G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative                |



**Attorney Details :**

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                      |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>PCB ENTERPRISE PRIVATE LIMITED</b><br>23A, N.S. ROAD, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx5K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative                               |
| 2     | <b>RAUNAK PROPERTIES PVT LTD</b><br>P-829/A, LAKE TOWN, Block/Sector: A, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx1K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |

**Representative Details :**

| Representative Details                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                   |                                                                                                                          |                                                                                                                                  |                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Sl No                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Name,Address,Photo,Finger print and Signature                                                                                                                                                     |                                                                                                                          |                                                                                                                                  |                                                                                                                   |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Name</b>                                                                                                                                                                                       | <b>Photo</b>                                                                                                             | <b>Finger Print</b>                                                                                                              | <b>Signature</b>                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Mr ARRUN BHUTORIA</b><br>Son of Late SUMER MULL BHUTORIA<br>Date of Execution - 16/01/2025, , Admitted by: Self, Date of Admission: 16/01/2025, Place of Admission of Execution: Office        | <br><small>Jan 16 2025 1:48PM</small>  | <br>Captured<br><small>LTI 16/01/2025</small>  | <br><small>16/01/2025</small>   |
| 4, PRETORIA STREET, City:- , P.O:- MIDDLETON ROW, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: ADxxxxxx5J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TIRUPATI CARRIER LTD (as DIRECTOR), SMJ EXIMP LIMITED (as DIRECTOR), TIRUPATI ENCLAVE PVT LTD (as DIRECTOR)                |                                                                                                                                                                                                   |                                                                                                                          |                                                                                                                                  |                                                                                                                   |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Name</b>                                                                                                                                                                                       | <b>Photo</b>                                                                                                             | <b>Finger Print</b>                                                                                                              | <b>Signature</b>                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Mr LALIT KUMAR BHUTORIA</b><br>Son of Mr PRAKASH CHAND BHUTORIA<br>Date of Execution - 16/01/2025, , Admitted by: Self, Date of Admission: 16/01/2025, Place of Admission of Execution: Office | <br><small>Jan 16 2025 1:50PM</small> | <br>Captured<br><small>LTI 16/01/2025</small> | <br><small>16/01/2025</small> |
| 4, PRETORIA STREET, City:- , P.O:- MIDDLETON ROW, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AFxxxxxx2R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CHARLES COMMERCIAL PVT LTD (as DIRECTOR), SHIV NIKETAN LIMITED (as DIRECTOR), PCB ENTERPRISE PRIVATE LIMITED (as DIRECTOR) |                                                                                                                                                                                                   |                                                                                                                          |                                                                                                                                  |                                                                                                                   |

| 3                                                                                                                                                                                                                                                                                                                                                                                       | Name                                                                                                                                                                                                                       | Photo                                                                             | Finger Print                                                                                                       | Signature                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                         | <b>Mr RAUNAK JHUNJHUNWALA</b><br><b>(Presentant)</b><br>Son of Mr SUSHIL KUMAR JHUNJHUNWALA<br>Date of Execution - 16/01/2025, , Admitted by: Self, Date of Admission: 16/01/2025, Place of Admission of Execution: Office |  | <br>Captured<br>LTI<br>16/01/2025 | <br>16/01/2025 |
| P-829/A, LAKE TOWN, Block/Sector: A, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: AExxxxxx5G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAUNAK PROPERTIES PVT LTD (as DIRECTOR) |                                                                                                                                                                                                                            |                                                                                   |                                                                                                                    |                                                                                                  |

#### Identifier Details :

| Name                                                                                                                                                                  | Photo                                                                              | Finger Print                                                                                                 | Signature                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <b>Mr SOUMEN LAHA</b><br>Son of Late BANAMALI LAHA<br>15/1, BENI MITRA LANE, City:- , P.O:- SHIBPUR, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 |  | <br>Captured<br>16/01/2025 | <br>16/01/2025 |
| Identifier Of Mr ARRUN BHUTORIA, Mr LALIT KUMAR BHUTORIA, Mr RAUNAK JHUNJHUNWALA                                                                                      |                                                                                    |                                                                                                              |                                                                                                  |

#### Transfer of property for L1

| Sl.No | From                       | To. with area (Name-Area)         |
|-------|----------------------------|-----------------------------------|
| 1     | CHARLES COMMERCIAL PVT LTD | RAUNAK PROPERTIES PVT LTD-0.6 Dec |
| 2     | TIRUPATI CARRIER LTD       | RAUNAK PROPERTIES PVT LTD-0.6 Dec |
| 3     | SHIV NIKETAN LIMITED       | RAUNAK PROPERTIES PVT LTD-0.6 Dec |
| 4     | SMJ EXIMP LIMITED          | RAUNAK PROPERTIES PVT LTD-0.6 Dec |
| 5     | TIRUPATI ENCLAVE PVT LTD   | RAUNAK PROPERTIES PVT LTD-0.6 Dec |

#### Transfer of property for L10

| Sl.No | From                       | To. with area (Name-Area)          |
|-------|----------------------------|------------------------------------|
| 1     | CHARLES COMMERCIAL PVT LTD | RAUNAK PROPERTIES PVT LTD-0.74 Dec |
| 2     | TIRUPATI CARRIER LTD       | RAUNAK PROPERTIES PVT LTD-0.74 Dec |
| 3     | SHIV NIKETAN LIMITED       | RAUNAK PROPERTIES PVT LTD-0.74 Dec |
| 4     | SMJ EXIMP LIMITED          | RAUNAK PROPERTIES PVT LTD-0.74 Dec |
| 5     | TIRUPATI ENCLAVE PVT LTD   | RAUNAK PROPERTIES PVT LTD-0.74 Dec |

#### Transfer of property for L11

| Sl.No | From                       | To. with area (Name-Area)          |
|-------|----------------------------|------------------------------------|
| 1     | CHARLES COMMERCIAL PVT LTD | RAUNAK PROPERTIES PVT LTD-0.68 Dec |
| 2     | TIRUPATI CARRIER LTD       | RAUNAK PROPERTIES PVT LTD-0.68 Dec |



|                                     |                               |                                    |
|-------------------------------------|-------------------------------|------------------------------------|
| 3                                   | SHIV NIKETAN LIMITED          | RAUNAK PROPERTIES PVT LTD-0.68 Dec |
| 4                                   | SMJ EXIMP LIMITED             | RAUNAK PROPERTIES PVT LTD-0.68 Dec |
| 5                                   | TIRUPATI ENCLAVE<br>PVT LTD   | RAUNAK PROPERTIES PVT LTD-0.68 Dec |
| <b>Transfer of property for L12</b> |                               |                                    |
| <b>Sl.No</b>                        | <b>From</b>                   | <b>To. with area (Name-Area)</b>   |
| 1                                   | CHARLES<br>COMMERCIAL PVT LTD | RAUNAK PROPERTIES PVT LTD-1.6 Dec  |
| 2                                   | TIRUPATI CARRIER LTD          | RAUNAK PROPERTIES PVT LTD-1.6 Dec  |
| 3                                   | SHIV NIKETAN LIMITED          | RAUNAK PROPERTIES PVT LTD-1.6 Dec  |
| 4                                   | SMJ EXIMP LIMITED             | RAUNAK PROPERTIES PVT LTD-1.6 Dec  |
| 5                                   | TIRUPATI ENCLAVE<br>PVT LTD   | RAUNAK PROPERTIES PVT LTD-1.6 Dec  |
| <b>Transfer of property for L13</b> |                               |                                    |
| <b>Sl.No</b>                        | <b>From</b>                   | <b>To. with area (Name-Area)</b>   |
| 1                                   | CHARLES<br>COMMERCIAL PVT LTD | RAUNAK PROPERTIES PVT LTD-0.5 Dec  |
| 2                                   | TIRUPATI CARRIER LTD          | RAUNAK PROPERTIES PVT LTD-0.5 Dec  |
| 3                                   | SHIV NIKETAN LIMITED          | RAUNAK PROPERTIES PVT LTD-0.5 Dec  |
| 4                                   | SMJ EXIMP LIMITED             | RAUNAK PROPERTIES PVT LTD-0.5 Dec  |
| 5                                   | TIRUPATI ENCLAVE<br>PVT LTD   | RAUNAK PROPERTIES PVT LTD-0.5 Dec  |
| <b>Transfer of property for L2</b>  |                               |                                    |
| <b>Sl.No</b>                        | <b>From</b>                   | <b>To. with area (Name-Area)</b>   |
| 1                                   | CHARLES<br>COMMERCIAL PVT LTD | RAUNAK PROPERTIES PVT LTD-1.56 Dec |
| 2                                   | TIRUPATI CARRIER LTD          | RAUNAK PROPERTIES PVT LTD-1.56 Dec |
| 3                                   | SHIV NIKETAN LIMITED          | RAUNAK PROPERTIES PVT LTD-1.56 Dec |
| 4                                   | SMJ EXIMP LIMITED             | RAUNAK PROPERTIES PVT LTD-1.56 Dec |
| 5                                   | TIRUPATI ENCLAVE<br>PVT LTD   | RAUNAK PROPERTIES PVT LTD-1.56 Dec |
| <b>Transfer of property for L3</b>  |                               |                                    |
| <b>Sl.No</b>                        | <b>From</b>                   | <b>To. with area (Name-Area)</b>   |
| 1                                   | CHARLES<br>COMMERCIAL PVT LTD | RAUNAK PROPERTIES PVT LTD-0.8 Dec  |
| 2                                   | TIRUPATI CARRIER LTD          | RAUNAK PROPERTIES PVT LTD-0.8 Dec  |
| 3                                   | SHIV NIKETAN LIMITED          | RAUNAK PROPERTIES PVT LTD-0.8 Dec  |
| 4                                   | SMJ EXIMP LIMITED             | RAUNAK PROPERTIES PVT LTD-0.8 Dec  |
| 5                                   | TIRUPATI ENCLAVE<br>PVT LTD   | RAUNAK PROPERTIES PVT LTD-0.8 Dec  |
| <b>Transfer of property for L4</b>  |                               |                                    |
| <b>Sl.No</b>                        | <b>From</b>                   | <b>To. with area (Name-Area)</b>   |
| 1                                   | CHARLES<br>COMMERCIAL PVT LTD | RAUNAK PROPERTIES PVT LTD-4.7 Dec  |
| 2                                   | TIRUPATI CARRIER LTD          | RAUNAK PROPERTIES PVT LTD-4.7 Dec  |
| 3                                   | SHIV NIKETAN LIMITED          | RAUNAK PROPERTIES PVT LTD-4.7 Dec  |
| 4                                   | SMJ EXIMP LIMITED             | RAUNAK PROPERTIES PVT LTD-4.7 Dec  |
| 5                                   | TIRUPATI ENCLAVE<br>PVT LTD   | RAUNAK PROPERTIES PVT LTD-4.7 Dec  |



| Transfer of property for L5 |                            |                                    |
|-----------------------------|----------------------------|------------------------------------|
| Sl.No                       | From                       | To. with area (Name-Area)          |
| 1                           | CHARLES COMMERCIAL PVT LTD | RAUNAK PROPERTIES PVT LTD-0.38 Dec |
| 2                           | TIRUPATI CARRIER LTD       | RAUNAK PROPERTIES PVT LTD-0.38 Dec |
| 3                           | SHIV NIKETAN LIMITED       | RAUNAK PROPERTIES PVT LTD-0.38 Dec |
| 4                           | SMJ EXIMP LIMITED          | RAUNAK PROPERTIES PVT LTD-0.38 Dec |
| 5                           | TIRUPATI ENCLAVE PVT LTD   | RAUNAK PROPERTIES PVT LTD-0.38 Dec |
| Transfer of property for L6 |                            |                                    |
| Sl.No                       | From                       | To. with area (Name-Area)          |
| 1                           | CHARLES COMMERCIAL PVT LTD | RAUNAK PROPERTIES PVT LTD-0.44 Dec |
| 2                           | TIRUPATI CARRIER LTD       | RAUNAK PROPERTIES PVT LTD-0.44 Dec |
| 3                           | SHIV NIKETAN LIMITED       | RAUNAK PROPERTIES PVT LTD-0.44 Dec |
| 4                           | SMJ EXIMP LIMITED          | RAUNAK PROPERTIES PVT LTD-0.44 Dec |
| 5                           | TIRUPATI ENCLAVE PVT LTD   | RAUNAK PROPERTIES PVT LTD-0.44 Dec |
| Transfer of property for L7 |                            |                                    |
| Sl.No                       | From                       | To. with area (Name-Area)          |
| 1                           | CHARLES COMMERCIAL PVT LTD | RAUNAK PROPERTIES PVT LTD-8.8 Dec  |
| 2                           | TIRUPATI CARRIER LTD       | RAUNAK PROPERTIES PVT LTD-8.8 Dec  |
| 3                           | SHIV NIKETAN LIMITED       | RAUNAK PROPERTIES PVT LTD-8.8 Dec  |
| 4                           | SMJ EXIMP LIMITED          | RAUNAK PROPERTIES PVT LTD-8.8 Dec  |
| 5                           | TIRUPATI ENCLAVE PVT LTD   | RAUNAK PROPERTIES PVT LTD-8.8 Dec  |
| Transfer of property for L8 |                            |                                    |
| Sl.No                       | From                       | To. with area (Name-Area)          |
| 1                           | CHARLES COMMERCIAL PVT LTD | RAUNAK PROPERTIES PVT LTD-5.32 Dec |
| 2                           | TIRUPATI CARRIER LTD       | RAUNAK PROPERTIES PVT LTD-5.32 Dec |
| 3                           | SHIV NIKETAN LIMITED       | RAUNAK PROPERTIES PVT LTD-5.32 Dec |
| 4                           | SMJ EXIMP LIMITED          | RAUNAK PROPERTIES PVT LTD-5.32 Dec |
| 5                           | TIRUPATI ENCLAVE PVT LTD   | RAUNAK PROPERTIES PVT LTD-5.32 Dec |
| Transfer of property for L9 |                            |                                    |
| Sl.No                       | From                       | To. with area (Name-Area)          |
| 1                           | CHARLES COMMERCIAL PVT LTD | RAUNAK PROPERTIES PVT LTD-3.3 Dec  |
| 2                           | TIRUPATI CARRIER LTD       | RAUNAK PROPERTIES PVT LTD-3.3 Dec  |
| 3                           | SHIV NIKETAN LIMITED       | RAUNAK PROPERTIES PVT LTD-3.3 Dec  |
| 4                           | SMJ EXIMP LIMITED          | RAUNAK PROPERTIES PVT LTD-3.3 Dec  |
| 5                           | TIRUPATI ENCLAVE PVT LTD   | RAUNAK PROPERTIES PVT LTD-3.3 Dec  |

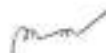


**Endorsement For Deed Number : I - 190400665 / 2025**

**On 13-01-2025**

**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 2,25,83,086/-



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

**On 16-01-2025**

**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 13:17 hrs on 16-01-2025, at the Office of the A.R.A. - IV KOLKATA by Mr RAUNAK JHUNJHUNWALA .

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

Execution is admitted on 16-01-2025 by Mr LALIT KUMAR BHUTORIA, DIRECTOR, CHARLES COMMERCIAL PVT LTD, BAKRAHAT ROAD, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; DIRECTOR, SHIV NIKETAN LIMITED, BAKRAHAT ROAD, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; DIRECTOR, PCB ENTERPRISE PRIVATE LIMITED, 23A, N.S. ROAD, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr SOUMEN LAHA, , Son of Late BANAMALI LAHA, , 15/1, BENI MITRA LANE, P.O: SHIBPUR, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Service

Execution is admitted on 16-01-2025 by Mr RAUNAK JHUNJHUNWALA, DIRECTOR, RAUNAK PROPERTIES PVT LTD, P-829/A, LAKE TOWN, Block/Sector: A, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mr SOUMEN LAHA, , Son of Late BANAMALI LAHA, , 15/1, BENI MITRA LANE, P.O: SHIBPUR, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Service

Execution is admitted on 16-01-2025 by Mr ARRUN BHUTORIA, DIRECTOR, TIRUPATI CARRIER LTD, BAKRAHAT ROAD, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; DIRECTOR, SMJ EXIMP LIMITED, 23A, N.S. ROAD, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; DIRECTOR, TIRUPATI ENCLAVE PVT LTD, 23A, N.S. ROAD, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr SOUMEN LAHA, , Son of Late BANAMALI LAHA, , 15/1, BENI MITRA LANE, P.O: SHIBPUR, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 73.00/- ( E = Rs 7.00/- ,J = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 73.00/-

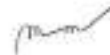


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 294031, Amount: Rs.50.00/-, Date of Purchase: 26/12/2024, Vendor name: S Mukherjee



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2025, Page from 48597 to 48627

being No 190400665 for the year 2025.



*mm*

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2025.01.22 17:33:55 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 22/01/2025  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.