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भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AK 969299

8/11/2025
16/11
18/11

Additional Registrar of
Assurances-IV, Kolkata

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

Additional Registrar of
Assurances-IV, Kolkata

6 JAN 2025

**POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT**

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

303710

A. R. Chowdhury & Co
Advocates
10, Old Post Office Street
Room No. 21, 1st Floor, Kol.

77
= 8 JAN 2025
SURANJAN RUKHERJEE
Licencee Sanyas Vendor
C. G. Court
2 & A. R. B. Roy Road, Kol-1

- 8 JAN 2025

- 8 JAN 2025

A.R.A.
VI

সংসদে গিয়েছিলাম যে আইন
কর্তৃক এই বিধিমালা
আমাদের ক্ষেত্রে প্রযোজ্য
করা হয়েছে।

সংসদে গিয়েছিলাম
কর্তৃক এই বিধিমালা

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১০



GOVERNMENT OF WEST BENGAL
KOLKATA
16 JAN 2025

BETWEEN

M/s. TIRUPATI ENCLAVE PVT. LTD. [CIN U70101WB1996PTC081139 AND PAN AABCT1390G] a company incorporated under the Companies Act 1956 as amended in 2013 having its registered office at 23A, Netaji Subhas Road, 4th Floor, Room No. 18, Kolkata, West Bengal — 700001 being represented by its directors **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.

2. **M/s. CHARLES COMMERCIAL PRIVATE LIMITED [CIN U70100WB1996PTC081136 AND PAN AABCC2791A]** a company incorporated under the Companies Act 1956 as amended in 2013 having its registered office at Bakrahat Road, Thakurpukur, P.O. Rasapunja, Police Station Bishnupur, Dist. South 24 Paraganas, Kolkata 700 104 being represented by its directors **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.

3. **M/s. OM TOWERS (P) LIMITED [CIN U45201WB1996PTC081119 AND PAN AAAC03421E]** a Company incorporated under the Companies Act, 1956 as amended in 2013 having its registered office at Bakrahat Road, Thakurpukur, P.O. Rasapunja, Police Station Bishnupur, Dist. South 24 Parganas, Kolkata 700 104, West Bengal having by its director **MR. LALIT KUMAR BHUTORIA**, son of Prakaash Chand Bhutoria, working for gain at OM TOWERS 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, West Bengal, India.

4. **M/S. SHIV NIKETAN LIMITED, [CIN-U/0101WB1996PLC081121 & PAN - AAEC53891G]** a company incorporated under the Companies Act, 1956 as amended in 2013 having its registered office at Bakrahat Road, Thakurpukur, P.O Rasapunja, Police Station Bishnupur, Dist. South 24 Paraganas, Kolkata 700 104 having represented by its director **MR. LALIT KUMAR BHUTORIA**, son of Mr.

Prakash Chand Bhutoria working for gain at M/S. AKANKSHIT COMMODITIES PRIVATE LIMITED, and having PAN AFVPB8282R, AADHAAR- 4502 5687 4268, by faith - Hindu, by occupation - Business, residing at 4 Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata -700071.

5. **M/s. TIRUPATI CARRIER LIMITED [CIN U63013WB2002PLC095192 AND PAN AABCT9173B]** a Company incorporated under the Companies Act, 1956 as amended in 2013 having its registered office at Bakrahat Road, Thakurpukur, P.O. Rasapunja, Police Station Bishnupur, Dist. South 24 Parganas, Kolkata 700 104, West Bengal having 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

M/s. HIMANGA MERCANTILES PVT. LTD. [PAN : AAACH6340K] a Company incorporated under the Companies Act, 2013 having it registered office at Eco Station, Aajkal IT Unit No. – 903, 9th Floor, Plot No- 7, Block- BP, Salt Lake City, Sector- V, Kolkata – 700091, represented by one of its Directors **MR. RAUNAK JHUNJHUNWALA**, son of Sushil Kumar Jhunjhunwala, having PAN: AFGPM1192Q, by faith-Hindu, by Occupation- Business, residing at P-829/A, Lake Town, Block- A, 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 193.21 decimals

comprised in L.R. Dag No. 63 (P) (11.2 Decimal), 64(P), (8.4 Decimal), 70(P)(5.3 Decimal), 71(P) (16.3 Decimal), 72(P) (16.4 Decimal), 73 (28.71 Decimal), 74 (45 Decimal), 78(P) (3 Decimal), 79(P) (2 Decimal), 90(P) (1 Decimal), 91(P) (1.5 Decimal), 92(P) (15.4 Decimal), 93(P) (1.6 Decimal), 435(P) (37.4 Decimal), under L.R.Khatian Nos.1303, 1348, 1481, 1480, 1625, 1467, 1405, 2344in Mouza: Uttar Kajirhat, J.L. No: 22, P.S. Bishnupur, Paragana- Magura, District: South 24 Paraganas, Pin-700104 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 No.18669 for the year 2024 In the office of A.R.A. -IV, Kolkata, dated 12.12.2024, for development of the schedule property.

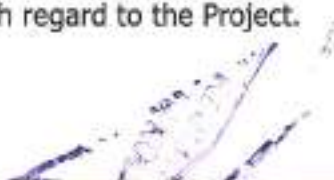
C. AND WHEREAS in terms of the Development Agreement **(1) M/s. TIRUPATI ENCLAVE PVT. LTD. (2) M/s. CHARLES COMMERCIAL PRIVATE LIMITED (3) M/s. OM TOWERS (P) LIMITED (4) M/S. SHIV NIKETAN LIMITED, (5) M/s. TIRUPATI CARRIER LIMITED** collectively called the PRINCIPALS executing this Development Agreement and Power of Attorney In favour of Developer Namely **M/S. HIMANGA MERCANTILES PVT. LTD** 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 PaschimBishnupur Gram Panchayat, B.L. & L.R.O., the D.L & L.R.O., ZillaParishad, 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.
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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 machinerles 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 PaschimBishnupurGram 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 khas possession 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 suited 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 **193.21 decimals** comprised in L.R. Dag No. 63 (P) (11.2 Decimal), 64(P), (8.4 Decimal), 70(P)(5.3 Decimal), 71(P) (16.3 Decimal), 72(P) (16.4 Decimal), 73 (28.71 Decimal), 74 (45 Decimal), 78(P) (3 Decimal), 79(P) (2 Decimal), 90(P) (1 Decimal), 91(P) (1.5 Decimal), 92(P) (15.4 Decimal), 93(P) (1.6 Decimal), 435(P) (37.4 Decimal), under L.R.Khatian Nos.1303, 1348, 1481, 1480, 1625, 1467, 1405, 2344 in Mouza: Uttar Kajirhat, J.L. No: 22, P.S. Bishnupur, Paragana- Magura, District: South 24 Paraganas, Pin-700104, which is butted and bounded in the manner as follows:

On the North: - L.R. Dag No. 61(P), 70(P), 71(P), 72(P), 73(P), 92(P), of Uttar Kajirhat Mouza

On the South: - L.R. Dag No. 435(P), 444(P), of Uttar Kajirhat Mouza

On the East: - L.R. Dag No. 76(P), 77(P), 78(P), 79(P), 90(P), 91(P), 92(P), of Uttar Kajirhat Mouza

On the West: - L.R. Dag No. 63(P), 64(P), 69(P), 435(P), of Uttar Kajirhat Mouza

ANNEXED SITE PLAN AND ENTRY EXIT PATHWAYS/ WAYS.

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 Lahiri*
15/1, Beni Niketan Lane
Shivajinagar, Howrah 711002
2. *Ranjan Ray*
Niranjana Pal
Kt-700070

SIGNED SEALED AND ACCEPTED

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

1. *Soumen Lahiri*
2. *Ranjan Ray*

TIRUPATI CARRIER LIMITED

[Signature]
Director

CHARLES COMMERCIAL PVT. LTD.

[Signature]
Director

OM TOWERS PVT. LTD.

[Signature]
Director

SHIV NIKETAN LIMITED

[Signature]
Director

TIRUPATI CARRIER LIMITED

[Signature]
Director

Himanga Mercantiles Pvt. Ltd.

Damini Singh
Director

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

SPECIMEN FORM FOR TEN FINGERS PRINT

	<i>Nandu Jangmal</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Dr. J. S. Jangmal</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Dr. J. S. Jangmal</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 2015  
~~~~~

BETWEEN

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

... OWNERS

AND

M/s. HIMANGA MERCANTILES PVT. LTD

... DEVELOPER

AND

**M/s. BHUTORIA CONSTRUCTION PRIVATE
LIMITED ... OUTGOING DEVELOPER/PCB**

**POWER OF ATTORNEY AFTER
REGISTERED
DEVELOPMENT AGREEMENT**

Major Information of the Deed

Deed No :	I-1904-00666/2025	Date of Registration	16/01/2025
Query No / Year	1904-8000110075/2025	Office where deed is registered	
Query Date	13/01/2025 12:32:46 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RAUNAK JHUNJHUNWALA P-829/A, LAKE TOWN, BLOCK-A, Thana : Lake Town, District : North 24-Parganas, 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. 2,80,56,730/-		
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]:- 190418669/2024		

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: PASCHIM BISHNUPUR, 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-63	RS-1303	Bastu	Shali	11.2 Dec		16,28,509/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	RS-64	RS-1303	Bastu	Shali	8.4 Dec		12,19,882/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	RS-70	RS-1303	Bastu	Shali	5.3 Dec		7,69,687/-	Property is on Road Adjacent to Metal Road, , Project Name :
L4	RS-71	RS-1480	Bastu	Shali	16.3 Dec		23,67,151/-	Property is on Road Adjacent to Metal Road, , Project Name :
L5	RS-72	RS-1348	Bastu	Shali	16.4 Dec		23,81,674/-	Property is on Road Adjacent to Metal Road, , Project Name :
L6	RS-73	RS-1405	Bastu	Shali	28.71 Dec		41,69,381/-	Property is on Road Adjacent to Metal Road, , Project Name :
L7	RS-74	RS-1348	Bastu	Shali	45 Dec		65,35,080/-	Property is on Road Adjacent to Metal Road, , Project Name :

L8	RS-78	RS-1481	Bastu	Shali	3 Dec		4,35,672/-	Property is on Road Adjacent to Metal Road, , Project Name :
L9	RS-79	RS-1405	Bastu	Shali	2 Dec		2,90,448/-	Property is on Road Adjacent to Metal Road, , Project Name :
L10	RS-90	RS-1405	Bastu	Shali	1 Dec		1,45,224/-	Property is on Road Adjacent to Metal Road, , Project Name :
L11	RS-91	RS-1303	Bastu	Shali	1.5 Dec		2,17,835/-	Property is on Road Adjacent to Metal Road, , Project Name :
L12	RS-92	RS-1348	Bastu	Shali	15.4 Dec		22,36,450/-	Property is on Road Adjacent to Metal Road, , Project Name :
L13	RS-93	RS-1348	Bastu	Shali	1.6 Dec		2,32,358/-	Property is on Road Adjacent to Metal Road, , Project Name :
L14	RS-435	RS-1481	Bastu	Shali	37.4 Dec		54,31,378/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			193.21Dec	0 /-	280,58,730 /-	
		Grand Total :			193.21Dec	0 /-	280,58,730 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CHARLES COMMERCIAL PVT LTD 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	TIRUPATI CARRIER LTD 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	SHIV NIKETAN LIMITED 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	OM TOWERS PRIVATE LIMITED BAKRAHAT ROAD, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx1E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

5	TIRUPATI ENCLAVE PVT LTD 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
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Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BHUTORIA CONSTRUCTION PRIVATE LIMITED BAKRAHAT ROAD, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx3G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
2	HIMANGA MERCANTILES PRIVATE LIMITED 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.:: AAxxxxxx0K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr ARRUN BHUTORIA Son of Late SUMER MULL BHUTORIA Date of Execution - 16/01/2025, , Admitted by: Self, Date of Admission: 16/01/2025, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Jan 16 2025 1:03PM</td><td>LTI 16/01/2025</td><td colspan="2">16/01/2025</td></tr></table>	Name	Photo	Finger Print	Signature	Mr ARRUN BHUTORIA Son of Late SUMER MULL BHUTORIA Date of Execution - 16/01/2025, , Admitted by: Self, Date of Admission: 16/01/2025, Place of Admission of Execution: Office		 Captured		Jan 16 2025 1:03PM	LTI 16/01/2025	16/01/2025		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), TIRUPATI ENCLAVE PVT LTD (as DIRECTOR), BHUTORIA CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)		
Name	Photo	Finger Print	Signature													
Mr ARRUN BHUTORIA Son of Late SUMER MULL BHUTORIA Date of Execution - 16/01/2025, , Admitted by: Self, Date of Admission: 16/01/2025, Place of Admission of Execution: Office		 Captured														
Jan 16 2025 1:03PM	LTI 16/01/2025	16/01/2025														
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr LALIT KUMAR BHUTORIA Son of Mr PRAKASH CHAND BHUTORIA Date of Execution - 16/01/2025, , Admitted by: Self, Date of Admission: 16/01/2025, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Jan 16 2025 1:50PM</td><td>LTI 16/01/2025</td><td colspan="2">16/01/2025</td></tr></table>	Name	Photo	Finger Print	Signature	Mr LALIT KUMAR BHUTORIA Son of Mr PRAKASH CHAND BHUTORIA Date of Execution - 16/01/2025, , Admitted by: Self, Date of Admission: 16/01/2025, Place of Admission of Execution: Office		 Captured		Jan 16 2025 1:50PM	LTI 16/01/2025	16/01/2025		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), OM TOWERS PRIVATE LIMITED (as DIRECTOR)		
Name	Photo	Finger Print	Signature													
Mr LALIT KUMAR BHUTORIA Son of Mr PRAKASH CHAND BHUTORIA Date of Execution - 16/01/2025, , Admitted by: Self, Date of Admission: 16/01/2025, Place of Admission of Execution: Office		 Captured														
Jan 16 2025 1:50PM	LTI 16/01/2025	16/01/2025														

3	Name	Photo	Finger Print	Signature
	Mr RAUNAK JHUNJHUNWALA (Presentant) Son of Mr SUSHIL KUMAR JHUNJHUNWALA Date of Execution - 16/01/2025, Admitted by: Self, Date of Admission: 16/01/2025, Place of Admission of Execution: Office		 Captured	
	Jan 16 2025 1:51PM	L/R 16/01/2025	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 : HIMANGA MERCANTILES PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOUMEN LAHA Son of Late BANAMALI LAHA , 15/1, BENI MITRA LANE, City:- , P.O:- SHIBPUR, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102		 Captured	
16/01/2025	16/01/2025	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	BHUTORIA CONSTRUCTION PRIVATE LIMITED-1.12 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-1.12 Dec
2	TIRUPATI CARRIER LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-1.12 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-1.12 Dec
3	SHIV NIKETAN LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-1.12 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-1.12 Dec
4	OM TOWERS PRIVATE LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-1.12 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-1.12 Dec
5	TIRUPATI ENCLAVE PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-1.12 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-1.12 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	CHARLES COMMERCIAL PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.1 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.1 Dec
2	TIRUPATI CARRIER LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.1 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.1 Dec
3	SHIV NIKETAN LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.1 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.1 Dec
4	OM TOWERS PRIVATE LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.1 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.1 Dec
5	TIRUPATI ENCLAVE PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.1 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.1 Dec

Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	CHARLES COMMERCIAL PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.15 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.15 Dec
2	TIRUPATI CARRIER LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.15 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.15 Dec
3	SHIV NIKETAN LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.15 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.15 Dec
4	OM TOWERS PRIVATE LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.15 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.15 Dec
5	TIRUPATI ENCLAVE PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.15 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.15 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	CHARLES COMMERCIAL PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-1.54 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-1.54 Dec
2	TIRUPATI CARRIER LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-1.54 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-1.54 Dec
3	SHIV NIKETAN LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-1.54 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-1.54 Dec
4	OM TOWERS PRIVATE LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-1.54 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-1.54 Dec
5	TIRUPATI ENCLAVE PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-1.54 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-1.54 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	CHARLES COMMERCIAL PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.16 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.16 Dec
2	TIRUPATI CARRIER LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.16 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.16 Dec
3	SHIV NIKETAN LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.16 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.16 Dec
4	OM TOWERS PRIVATE LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.16 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.16 Dec
5	TIRUPATI ENCLAVE PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.16 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.16 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	CHARLES COMMERCIAL PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-3.74 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-3.74 Dec
2	TIRUPATI CARRIER LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-3.74 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-3.74 Dec
3	SHIV NIKETAN LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-3.74 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-3.74 Dec
4	OM TOWERS PRIVATE LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-3.74 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-3.74 Dec
5	TIRUPATI ENCLAVE PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-3.74 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-3.74 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	CHARLES COMMERCIAL PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.84 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.84 Dec
2	TIRUPATI CARRIER LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.84 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.84 Dec
3	SHIV NIKETAN LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.84 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.84 Dec
4	OM TOWERS PRIVATE LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.84 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.84 Dec
5	TIRUPATI ENCLAVE PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.84 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.84 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	CHARLES COMMERCIAL PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.53 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.53 Dec
2	TIRUPATI CARRIER LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.53 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.53 Dec
3	SHIV NIKETAN LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.53 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.53 Dec
4	OM TOWERS PRIVATE LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.53 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.53 Dec
5	TIRUPATI ENCLAVE PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.53 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.53 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	CHARLES COMMERCIAL PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-1.63 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-1.63 Dec
2	TIRUPATI CARRIER LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-1.63 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-1.63 Dec
3	SHIV NIKETAN LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-1.63 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-1.63 Dec
4	OM TOWERS PRIVATE LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-1.63 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-1.63 Dec
5	TIRUPATI ENCLAVE PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-1.63 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-1.63 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	CHARLES COMMERCIAL PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-1.64 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-1.64 Dec
2	TIRUPATI CARRIER LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-1.64 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-1.64 Dec
3	SHIV NIKETAN LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-1.64 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-1.64 Dec
4	OM TOWERS PRIVATE LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-1.64 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-1.64 Dec
5	TIRUPATI ENCLAVE PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-1.64 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-1.64 Dec

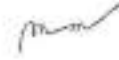
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	CHARLES COMMERCIAL PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-2.871 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-2.871 Dec
2	TIRUPATI CARRIER LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-2.871 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-2.871 Dec
3	SHIV NIKETAN LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-2.871 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-2.871 Dec
4	OM TOWERS PRIVATE LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-2.871 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-2.871 Dec
5	TIRUPATI ENCLAVE PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-2.871 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-2.871 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	CHARLES COMMERCIAL PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-4.5 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-4.5 Dec
2	TIRUPATI CARRIER LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-4.5 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-4.5 Dec
3	SHIV NIKETAN LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-4.5 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-4.5 Dec
4	OM TOWERS PRIVATE LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-4.5 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-4.5 Dec
5	TIRUPATI ENCLAVE PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-4.5 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-4.5 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	CHARLES COMMERCIAL PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.3 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.3 Dec
2	TIRUPATI CARRIER LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.3 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.3 Dec
3	SHIV NIKETAN LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.3 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.3 Dec
4	OM TOWERS PRIVATE LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.3 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.3 Dec
5	TIRUPATI ENCLAVE PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.3 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.3 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	CHARLES COMMERCIAL PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.2 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.2 Dec
2	TIRUPATI CARRIER LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.2 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.2 Dec
3	SHIV NIKETAN LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.2 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.2 Dec
4	OM TOWERS PRIVATE LIMITED	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.2 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.2 Dec
5	TIRUPATI ENCLAVE PVT LTD	BHUTORIA CONSTRUCTION PRIVATE LIMITED-0.2 Dec,HIMANGA MERCANTILES PRIVATE LIMITED-0.2 Dec

Endorsement For Deed Number : I - 190400666 / 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 2,80,58,730/-



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 13:14 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, OM TOWERS PRIVATE LIMITED, BAKRAHAT ROAD, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified 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, HIMANGA MERCANTILES PRIVATE LIMITED, 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

Identified 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, TIRUPATI ENCLAVE PVT LTD, 23A, N.S. ROAD, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; DIRECTOR, BHUTORIA CONSTRUCTION PRIVATE LIMITED, BAKRAHAT ROAD, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified 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

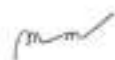
Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

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 303710, Amount: Rs.50.00/-, Date of Purchase: 08/01/2025, 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 48566 to 48596

being No 190400666 for the year 2025.



Mohul

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.01.22 17:33:44 +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.