

010909/24

T-10806/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AS 350154

29/7
8-8/2025052

Certified that the document is admitted to
Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.

Signature
District Sub-Registrar-II
Alipore, South 24 Parganas

29 JUL 2024

DEVELOPMENT POWER OF ATTORNEY

25 JUL 2024

No. 23328

₹ 100/- Date.....

Name : Deb Kyoti Laha

Address : 5/1A Pitambar Chatah Lane Kol-22

Vendor :

Alipore Collectorate, 24Pgs. (S. ...)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, 743527



Identified by me
Nithin Kr Baine
Aakshasan (Punnya)
P.O. - Saharan hut
P.S. - Falta
Dist - 24 Pgs (S)
PIN - 743504



THIS DEVELOPMENT POWER OF ATTORNEY made and executed on this the 29..... day of July, 2024 by us **(1) SRI DEB JYOTI LAHA**, (PAN NO AGLPL5826A, Aadhaar Card No. 6923 5992 2868, Mobile No. 9051899487) son of Late Surya Kumar Laha and residing at 5/1A, Pitambar Ghatak Lane, Post Office- Chetla, Police Station – Chetla, Kolkata – 700027 **AND (2) SRI TAPAN JYOTI LAHA**, (PAN NO AGJPL7793C, Aadhaar Card No. 9139 4192 1717, Mobile No.9123013188) both son of Late Surya Kumar Laha and residing at 5/1A, Pitambar Ghatak Lane, Post Office– Chetla, Police Station – Chetla, Kolkata – 700027, herein after called and referred to as the **“OWNERS”** in favour of (1) **SRI MANJIT SINGH** (PAN NO AGLPL5826A, Aadhaar Card No. 5304 1016 0651, Mobile No. 9433005949) son of Late Harnek Singh and (2) **SRI ANUPAM DAS** (PAN No. AGLPL5826A, Aadhaar Card No. 8731 0280 9813, Mobile No. 9830692170) son of Late Prasanta Kumar Das both partner of M/s Jai Hind Enclave having its registered office at 39/3/1A, Sarat Bose Road, Post Office & Police Station – Bhowanipore, Kolkata – 700025, Correspondance Branch Office at 2B, Gour Ghosh Road, Post Office & Police Station - Bhowanipore, Kolkata-700025, (3) **MR ARUN KUMAR KEDIA** (Aadhaar Card No. 5164 8976 7218, PAN No. AFCPK8353F) son of Late Ram Kumar Kedia, and (4) **SMT PRAMILA KEDIA** (Aadhaar Card No. 46712990 2626, PAN No. AEZPK8399B) wife of Shri Arun Kumar Kedia both of 50, Suhasini Ganguly Sarani, Post Office - Bhawanipore, Police Station -Kalighat, Kolkata – 700 025 both authorized signatories of ARADHYA TRADERS PRIVATE LIMITED, a private limited company within the meaning of the Companies Act, 2013 **(Company Identification No. U52100DL2007PTC164093, Pan No.**



District Sub Registrar-II
Alipore, South 24 Parganas
29 JUL 2024

AAGCA6890H) and hereinafter collectively called and referred to as the **"Constituted Attorneys'**

WHEREAS we are the legal and lawful owners of ALL THAT the property, being the undivided, proportionate and impartible land and building containing an area 6 (Six) (two) Cottahs be the same a little more or less, togetherwith old and dilapidated building and structure standing thereon comprised in Premises No. 5/1A, Pitambar Ghatak Lane, Post Office- Chetla, Police Station - Chetla, Kolkata - 700027 (hereinafter referred to as **"the said premises"**), morefully and particularly mentioned and described in the SCHEDULE written hereinbelow and is otherwise well and sufficiently seized and possessed of the same.

AND WHEREAS by virtue of a Development Agreement dated 29 July 2024 made, executed and entered into by and between ourselves of the One Part and **(1) M/s JAI HIND ENCLAVE, (PAN NO AANFJ2530K)** a partnership firm being represented by its partners namely, Sri Manjit Singh (PAN NO AGLPL5826A, Aadhaar Card No. 5304 1016 0651, Mobile No. 9433005949) son of Late Harnek Singh and Sri Anupam Das (PAN No. AGLPL5826A, Aadhaar Card No. 8731 0280 9813, Mobile No. 9830692170) son of Late Prasanta Kumar Das having its registered office at 39/3/1A, Sarat Bose Road, P.S. - Bhowanipore, Kolkata - 700025, Correspondance Branch Office at 2B, Gour Ghosh Road, Post Office & Police Station Bhowanipore, Kolkata-700025, **(2) ARADHYA TRADERS PRIVATE LIMITED**, a private limited company within the meaning of the Companies Act, 2013 (**Company Identification no. U52100DL2007PTC164093, Pan No.**



AAGCA6890H) being represented by its authorized signatory namely, Mr Arun Kumar Kedia (Aadhaar Card no. 5164 8976 7218) (Pan no. AFCPK8353F) son of Late Ram Kumar Kedia, for the purpose of construction of multistoried building or buildings thereon as per the sanctioned building plan which has already been obtained having Building Plan no. 2024090018 dated 13.06.2024 of the Kolkata Municipal Corporation under such terms and conditions and for such consideration as mutually agreed by and between the parties and recorded therein and that the developer shall sell and transfer the developer's allocation in the proposed multistoried building or buildings to be constructed on the said premises or portions thereof as more fully recorded therein and that the developer shall appropriate the sale proceeds thereof without being liable to pay any part or portion of the same to the owners, i.e. us. The said Development Agreement was registered with the office of the D.S.R.-II Alipore and recorded in Book No.I, being no. 10779 for the year 2024.

AND WHEREAS for the purpose of ensuring proper management and utilization of the said premises in pursuance of the terms of the said development agreement, we intend to appoint **(1) Mr. Manjit Singh** (PAN NO AGLPL5826A, Aadhaar Card No. 5304 1016 0651, Mobile No.



District Sub Registrar-II
Alipore, South 24 Parganas
29 JUL 2024

9830692170) son of Late Prasanta Kumar Das both partner of M/s Jai Hind Enclave having its registered office at 39/3/1A, Sarat Bose Road. Post Office & Police Station Bhowanipore, Kolkata 700025, Correspondance Branch Office at 2B, Gour Ghosh Road, Post Office & Police Station Bhowanipore, Kolkata-700025, (3) MR ARUN KUMAR KEDIA (Aadhaar Card No. 5164 8976 7218, PAN No. AFCPK8353F) son of Late Ram Kumar Kedia, and (4) SMT PRAMILA KEDIA (Aadhaar Card No. 46712990 2626, PAN No. AEZPK8399B) wife of Shri Arun Kumar Kedia both of 50, Suhasini Ganguly Sarani, Post Office Bhawanipore, Police Station Kalighat, Kolkata 700 025 hereinafter collectively called and referred to as the "Constituted Attorneys' as our true and lawful Attorney under these presents who would always jointly act together in a combination viz both the signatory referred to above of M/S Jai Hind Enclave with any one of the Signatory referred to above of Aradhya Traders Private Limited.

NOW KNOW YE BY THESE PRESENTS We, the said (1) SRI DEB JYOTI LAHA, (PAN NO AGLPL5826A, Aadhaar Card No. 6923 5992 2868, Mobile No. 9051899487) son of Late Surya Kumar Laha and residing at 5/1A, Pitambar Ghatak Lane, Post Office Chetla, Police Station Chetla, Kolkata 700027 AND (2) SRI TAPAN JYOTI LAHA, (PAN NO AGJPL7793C, Aadhaar Card No. 9139 4192 1717, Mobile No.9123013188) both son of Late Surya Kumar Laha and residing at 5/1A, Pitambar Ghatak Lane, Post Office Chetla, Police Station Chetla, Kolkata 700027 both son of Late Surya Kumar Laha and residing at 5/1A. Pitambar Ghatak Lane, Post Office Chetla, Police Station Chetla, Kolkata 700027, the "OWNERS", do hereby and hereunder nominate, appoint and constitute and have nominated



District Sub Registrar-II
Alipore, South 24 Parganas
29 JUL 2024

appointed and constituted (1) **SRI MANJIT SINGH** (PAN NO AGLPL5826A, Aadhaar Card No. 5304 1016 0651, Mobile No. 9433005949) son of Late Harnek Singh and (2) **SRI ANUPAM DAS** (PAN No. AGLPL5826A, Aadhaar Card No. 8731 0280 9813, Mobile No. 9830692170) son of Late Prasanta Kumar Das both partner of M/s Jai Hind Enclave having its registered office at 39/3/1A, Sarat Bose Road, Post Office & Police Station - Bhowanipore, Kolkata - 700025, Correspondance Branch Office at 2B, Gour Ghosh Road, Post Office & Police Station - Bhowanipore, Kolkata-700025, (3) **MR ARUN KUMAR KEDIA** (Aadhaar Card No. 5164 8976 7218, PAN No. AFCPK8353F) son of Late Ram Kumar Kedia, and (4) **SMT PRAMILA KEDIA** (Aadhaar Card No. 46712990 2626, PAN No. AEZPK8399B) wife of Shri Arun Kumar Kedia both of 50, Suhasini Ganguly Sarani, Post Office - Bhawanipore, Police Station -Kalighat, Kolkata - 700 025 hereinafter collectively called and referred to as the **"Constituted Attorneys"**.as the true and lawful Attorneys for us and on our behalf to do and execute all or any of the following acts, deeds and things, that is to say:

1. To apply for appropriate permission before any authority and to prepare plans/revised plans/modified plan for construction of proposed buildings in the said premises and to submit the same to the Kolkata Municipal Corporation and other concerned authorities for obtaining approval of the same and of any amendments or modifications thereto.
2. To approach, appear, represent and exchange correspondence with and pay necessary fees or dues and to deposit the requisite amounts to and with all concerned authorities including Government Departments, Municipal Corporation, Town Planning Departments and



District Sub Registrar-II
Alipore, South 24 Parganas
29 JUL 2024

other concerned authorities in connection with the development, construction, sale of Apartments and Management thereof.

3. To enter upon the land and premises with men and material and to do all things necessary for constructing the multistoried buildings and to apply for and obtain from the authorities concerned permits for cement, steel and other materials and all other things necessary for the carrying out the said construction work.

4. To apply for and obtain electricity and water connection from the CESC Ltd. and Kolkata Municipal Corporation respectively and/or from any other competent authority and/or authorities.

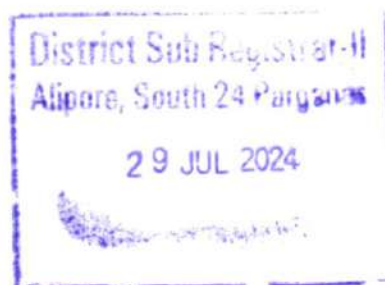
5. To appear and apply before competent government department and local authorities including Kolkata Municipal Corporation and other authority or authorities for conversion of the plots comprised in the said premises or for any other purpose connected with the proposed development project.

6. To apply for and obtain from Government Departments and Kolkata Municipal Corporation necessary 'No Objection Certificate', permission or sanction for carrying out the construction of the said buildings, completion thereof and to apply for and obtain necessary 'Exemption Certificate', 'Completion Certificate' and 'Occupation Certificate' in respect of the buildings/flats/units/shop room to be constructed at the said premises or portion thereof.



District Sub Registrar-II
Alipore, South 24 Parganas
29 JUL 2024

7. To enter into agreements for sale of the flats or apartments or shops or car parking or unit and units comprised in the Developer's allocation in the building to be constructed at the said premises on ownership basis and to take advances or payments in respect thereof and to give valid receipt in that regard.
8. To give possession and execute all agreements and deeds of conveyance in respect of the flats or apartments or shops or car parking or unit or units comprised in the Developer's allocation in the buildings to be constructed at the said premises or portions thereof as and when necessary on such terms and conditions and for such consideration as the Attorneys may think proper and to receive such consideration amount from the purchasers and to give valid receipt therefor in consonance with the prevalent law and for this purpose, to obtain necessary permission, 'No Objection Certificate' or 'Clearance' from the authorities concerned, if so required.
9. To appear before the competent registering authority and to present and admit and execute the registration of all agreements, conveyances in respect of the flats/units/shop room/car parking or any other area in the Developer's allocation of the buildings to be constructed at the said premises or portion thereof and to do all things in connection therewith.
10. To ask, receive and realise from all occupiers or purchasers of flats/units/shop room/car parking or any other area in the proposed multistoried building to be constructed at the said premises requisite charges, expenses, rates, cesses and other sums due or that might



become due and payable by him in connection with the respective flats/units/shop rooms/car parking or any other area under their occupation and on non-payment thereof to take appropriate steps for realization of the same.

11. To accept writ of Summons or other legal processes or notices, appear before any Officer, Authority, Department, Magistrate, Court, High Courts and Supreme Court of India, Tribunal, Judicial or Quasi-Judicial Officer and represent us and to file suits, application, petition, appeals or revision or representation and appoint and cancel appointments of Advocates and lawyers to appear and act in all matters connected with or in relation to or arising out of the said development and construction and sale of the said flats/units/shop room/car parking or any other area in the Developer's allocation in the multistoried building to be constructed at the said premises.

12. To sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revision, review petitions in connection with any suit, proceeding, appeal, revision, review before any Officer, Authority, Court including High Courts and Supreme Court of India, Tribunal, Magistrate or any other person for and on our behalf connected with the development and construction and sale of the said flats/units/shop room/car parking or any other area in the Developer's allocation in the said proposed buildings.

13. To receive from any person, officer, authority, Tribunal or Court any document, money or other things and give release and receipt therefor.



District Sub Registrar-II
Alipore, South 24 Parganas
29 JUL 2024

14. Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto and for rendering these presents valid and effectual for all intents and purposes.

15. For performing and carrying out the purposes of these presents we do hereby grant unto the said Attorneys full and absolute authority and power to substitute and appoint in their place and stead one or more Attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint another or others in place of such Attorneys and on such terms and conditions as the Attorneys shall think fit and proper.

16. We do hereby agree to ratify and confirm whatsoever the said Attorneys shall do in relation to the property by virtue of these presents and we do hereby declare that we shall not do anything inconsistent with this Power of Attorney.



District Sub Registrar-II
Alipore, South 24 Parganas
29 JUL 2024

SCHEDULE ABOVE REFERRED TO
(the said Premises)

ALL THAT the piece and parcel of Bastu land measuring 6 (six) Cottahs be the same a little more or less together with a double storied building standing thereon, lying, situate and being premises No. 5/1A, Pitambar Ghatak Lane, Police Station – Chetla, Kolkata – 700027, within the limits of ward no. 82 of the Kolkata Municipal Corporation, vide Assessee No. 11-082-13-0022-8, which is butted and bounded as follows:-

ON THE NORTH : Premises No. 5A Pitambar Ghatak Lane.
ON THE EAST : Premises No. 5/1D, Pitambar Ghatak Lane.
ON THE SOUTH : KMC Passage.
ON THE WEST : KMC Road namely Pitambar Ghatak Lane.




District Sub Registrar-II
Alipore, South 24 Parganas
29 JUL 2024

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above-written.


SIGNED, SEALED AND DELIVERED

by the parties at Kolkata in presence of :

1. 
VIKASH K.R. MODI
30/A/80, Dr. P.T. Laha St.
Rishra, Hooghly - 712248

1. 

2. 

2. 
272 N.D.B Road
Kolkata - 700039

Signature of Owners

1. JAI HIND ENCLAVE

Partner

2. JAI HIND ENCLAVE

Partner

3. ARADHYA TRADERS PVT. LTD.

Director / Auth. Signatory

4. ARADHYA TRADERS PVT. LTD.

Director / Auth. Signatory

Drafted by me



Advocate

Alipore Judges Court

Kolkata 700027












WB/435/2009

Signature of Constituted

Attorneys














District Sub Registrar-II
Alipore, South 24 Parganas
29 JUL 2024

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					



Name.....DEB JYOTI LAHA.....
 Signature.....Deb Jyoti Laha.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....TAPAN JYOTI LAHA.....
 Signature.....Tapan Jyoti Laha.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name.....MANJIT SINGH.....
 Signature.....Manjit Singh.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....ANUPAM DAS.....
 Signature.....Anupam Das.....














District Sub Registrar-II
Alipore, South 24 Parganas
29 JUL 2024

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	left hand					
	right hand					

Name..... ARUN KUMAR KEDIA

Signature..... *Arun Kedia*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... PRAMILA KEDIA

Signature..... *Pramila Kedia*

		Thumb	1st finger	middle finger	ring finger	small finger
<div style="text-align: center;">PHOTO</div>	left hand					
	right hand					

Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
<div style="text-align: center;">PHOTO</div>	left hand					
	right hand					

Name.....

Signature.....



District Sub Registrar-II
Alipore, South 24 Parganas

29 JUL 2024

Major Information of the Deed

Deed No :	I-1602-10806/2024	Date of Registration	29/07/2024
Query No / Year	1602-8002025052/2024	Office where deed is registered	
Query Date	29/07/2024 1:17:03 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Abhishek Chakraborty Ashirbad D/5/8- Rabindranagar,Thana : Rabindranagar, District : South 24-Parganas, WEST BENGAL, PIN - 700018, Mobile No. : 9836271783, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 1,75,00,000/-		Rs. 2,11,83,203/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160210779/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






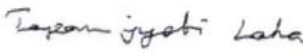
District: South 24-Parganas, P.S:- Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pitambar Ghatak Lane, , Premises No: 5/1A, , Ward No: 082 Pin Code : 700027

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha	1,50,00,000/-	1,85,60,641/-	Property is on Road
Grand Total :				9.9Dec	150,00,000 /-	185,60,641 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3940 Sq Ft.	25,00,000/-	26,22,562/-	Structure Type: Structure
Gr. Floor, Area of floor : 1970 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1970 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3940 sq ft	25,00,000 /-	26,22,562 /-	










Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DEB JYOTI LAHA Son of Late Surya Kumar Laha Executed by: Self, Date of Execution: 29/07/2024 , Admitted by: Self, Date of Admission: 29/07/2024 ,Place : Office	Photo  29/07/2024	Finger Print  LTI 29/07/2024	Signature  29/07/2024
5/1A Pitambar Ghatak Lane, City:- Not Specified, P.O:- Chetla, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: AGxxxxxx6A, Aadhaar No: 69xxxxxxxx2868, Status :Individual, Executed by: Self, Date of Execution: 29/07/2024 , Admitted by: Self, Date of Admission: 29/07/2024 ,Place : Office				
2	Name Mr TAPAN JYOTI LAHA Son of Late Surya Kumar Laha Executed by: Self, Date of Execution: 29/07/2024 , Admitted by: Self, Date of Admission: 29/07/2024 ,Place : Office	Photo  29/07/2024	Finger Print  LTI 29/07/2024	Signature  29/07/2024
5/1A, Pitambar Ghatak Lane, City:- Not Specified, P.O:- Chetla, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: AGxxxxxx3C, Aadhaar No: 91xxxxxxxx1717, Status :Individual, Executed by: Self, Date of Execution: 29/07/2024 , Admitted by: Self, Date of Admission: 29/07/2024 ,Place : Office				

Attorney Details :


Sl No	Name,Address,Photo,Finger print and Signature			
1	JAI HIND ENCLAVE 39/3/1A, Sarat Bose Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Date of Incorporation:XX-XX-2XX7 , PAN No.: AAxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			
2	ARADHYA TRADERS PRIVATE LIMITED Alipore Park Road, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Date of Incorporation:XX-XX-2XX7 , PAN No.: AAxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Manjit Singh Son of Late Harnek Singh Date of Execution - 29/07/2024, , Admitted by: Self, Date of Admission: 29/07/2024, Place of Admission of Execution: Office	Photo  Jul 29 2024 2:20PM	Finger Print  Captured LTI 29/07/2024	Signature  29/07/2024
	39/3/1A, Sarat Bose Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: ALxxxxxx7G, Aadhaar No: 53xxxxxxxx0651 Status : Representative, Representative of : JAI HIND ENCLAVE (as PARTNER)			
2	Name Mr Anupam Das (Presentant) Son of Late Prasanta Kumar Das Date of Execution - 29/07/2024, , Admitted by: Self, Date of Admission: 29/07/2024, Place of Admission of Execution: Office	Photo  Jul 29 2024 2:20PM	Finger Print  Captured LTI 29/07/2024	Signature  29/07/2024
	39/3/1A, Sarat Bose Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: AGxxxxxx7N, Aadhaar No: 87xxxxxxxx9813 Status : Representative, Representative of : JAI HIND ENCLAVE (as PARTNER)			
3	Name Mr Arun Kumar Kedia Son of Mr Ram Kumar Kedia Date of Execution - 29/07/2024, , Admitted by: Self, Date of Admission: 29/07/2024, Place of Admission of Execution: Office	Photo  Jul 29 2024 2:21PM	Finger Print  Captured LTI 29/07/2024	Signature  29/07/2024
	50, Suhasini Ganguly Sarani, City:- Not Specified, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: AFxxxxxx3F, Aadhaar No: 51xxxxxxxx7218 Status : Representative, Representative of : ARADHYA TRADERS PRIVATE LIMITED (as Director)			

4	Name	Photo	Finger Print	Signature
	Mrs Pramila Kedia Daughter of Mr Chetan Prakash Kanodia Date of Execution - 29/07/2024, , Admitted by: Self, Date of Admission: 29/07/2024, Place of Admission of Execution: Office		 Captured	
		Jul 29 2024 2:21PM	LTI 29/07/2024	29/07/2024
50, Suhasini Ganguly Sarani, City:- Not Specified, P.O:- Bhawanipore, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: AExxxxxx9B, Aadhaar No: 46xxxxxxx2626 Status : Representative, Representative of : ARADHYA TRADERS PRIVATE LIMITED (as Authorised Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Mithun Kumar Paine Son of Bholanath Paine Aatshasan (Purna), Jaganath Pur-Neoda, City:- , P.O:- Saharar Hat, P.S:- Falta, District:-South 24-Parganas, West Bengal, India, PIN:- 743504		 Captured	
	29/07/2024	29/07/2024	29/07/2024
Identifier Of Mr DEB JYOTI LAHA, Mr TAPAN JYOTI LAHA, Mr Manjit Singh, Mr Anupam Das, Mr Arun Kumar Kedia, Mrs Pramila Kedia			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEB JYOTI LAHA	JAI HIND ENCLAVE-2.475 Dec,ARADHYA TRADERS PRIVATE LIMITED-2.475 Dec
2	Mr TAPAN JYOTI LAHA	JAI HIND ENCLAVE-2.475 Dec,ARADHYA TRADERS PRIVATE LIMITED-2.475 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEB JYOTI LAHA	JAI HIND ENCLAVE-985.00000000 Sq Ft,ARADHYA TRADERS PRIVATE LIMITED-985.00000000 Sq Ft
2	Mr TAPAN JYOTI LAHA	JAI HIND ENCLAVE-985.00000000 Sq Ft,ARADHYA TRADERS PRIVATE LIMITED-985.00000000 Sq Ft

Endorsement For Deed Number : I - 160210806 / 2024

On 29-07-2024

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 14:14 hrs on 29-07-2024, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr Anupam Das ,.

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 2,11,83,203/-

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

Execution is admitted on 29/07/2024 by 1. Mr DEB JYOTI LAHA, Son of Late Surya Kumar Laha, 5/1A Pitambar Ghatak Lane, P.O: Chetla, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Others, 2. Mr TAPAN JYOTI LAHA, Son of Late Surya Kumar Laha, 5/1A, Pitambar Ghatak Lane, P.O: Chetla, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Others

Indetified by Mr Mithun Kumar Paine, , , Son of Bholanath Paine, Aatshasan (Purna), Road: Jaganath Pur- Neoda, , P.O: Saharar Hat, Thana: Falta, , South 24-Parganas, WEST BENGAL, India, PIN - 743504, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-07-2024 by Mr Manjit Singh, PARTNER, JAI HIND ENCLAVE, 39/3/1A, Sarat Bose Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr Mithun Kumar Paine, , , Son of Bholanath Paine, Aatshasan (Purna), Road: Jaganath Pur- Neoda, , P.O: Saharar Hat, Thana: Falta, , South 24-Parganas, WEST BENGAL, India, PIN - 743504, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-07-2024 by Mr Anupam Das, PARTNER, JAI HIND ENCLAVE, 39/3/1A, Sarat Bose Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr Mithun Kumar Paine, , , Son of Bholanath Paine, Aatshasan (Purna), Road: Jaganath Pur- Neoda, , P.O: Saharar Hat, Thana: Falta, , South 24-Parganas, WEST BENGAL, India, PIN - 743504, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-07-2024 by Mr Arun Kumar Kedia, Director, ARADHYA TRADERS PRIVATE LIMITED, Alipore Park Road, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027

Indetified by Mr Mithun Kumar Paine, , , Son of Bholanath Paine, Aatshasan (Purna), Road: Jaganath Pur- Neoda, , P.O: Saharar Hat, Thana: Falta, , South 24-Parganas, WEST BENGAL, India, PIN - 743504, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-07-2024 by Mrs Pramila Kedia, Authorised Signatory, ARADHYA TRADERS PRIVATE LIMITED, Alipore Park Road, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027

Indetified by Mr Mithun Kumar Paine, , , Son of Bholanath Paine, Aatshasan (Purna), Road: Jaganath Pur- Neoda, , P.O: Saharar Hat, Thana: Falta, , South 24-Parganas, WEST BENGAL, India, PIN - 743504, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 350154, Amount: Rs.100.00/-, Date of Purchase: 25/07/2024, Vendor name: SUBHANKAR DAS



Suman Basu

DISTRICT SUB-REGISTRAR

**OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 369955 to 369978

being No 160210806 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.08.01 17:40:01 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 01/08/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS

West Bengal.