

014823/24

T-14657/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AU 002164

30/10
8-8/2378906

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

District Sub-Registrar-II
Alipore, South 24 Parganas

30 OCT 2024

Development Power of Attorney

THIS POWER OF ATTORNEY made and executed on this
the 30th day of October 2024 by us

3725

30 OCT 2024

No Data

Name.....

Address.....

Rn 100/-

Smt. Sujata Laha

S/1A, Pitambar Ghatak Lane
P.S. Chetla, No. 1-27.

Pijush Kanti Chakraborty
Licence Stamp Vendor



Identified by me
Atthun K. Paine
S/o - Bhelanta Paine
Vill - Atoharan (Punnya)
P.O. - Saharanhat
P.S. - Falta
Dist - 24 Pgs (S)
PIN - 743504



(1) **SRI SUJATA LAHA**, (PAN NO AGLPL5827B, Aadhaar Card No. 4876 2494 2551) wife of Late Deb Jyoti Laha and residing at 5/1A, Pitambar Ghatak Lane, Post Office – Chetla, Police Station – Chetla, Kolkata – 700027, (2) **SRI DATATTREYO LAHA**, (PAN NO AKPPL6961Q, Aadhaar Card No. 7870 1914 4547) son of Late Deb Jyoti Laha and residing at 5/1A, Pitambar Ghatak Lane, Post Office – Chetla, Police Station – Chetla, Kolkata – 700027, **AND (3) SRI TAPAN JYOTI LAHA**, (PAN NO AGJPL7793C, Aadhaar Card No. 9139 4192 1717, Mobile No. 9123013188) 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 **M/s JAI HIND ENCLAVE, (PAN NO AANFJ2530K)** a partnership firm being represented by its partners namely, (i) **SRI MANJIT SINGH** (PAN NO AGLPL5826A, Aadhaar Card No. 5304 1016 0651, Mobile No. 9433005949) son of Late Harnek Singh and (ii) **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, Post Office & Police Station – 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**) having its registered office at 50, Suhasini Ganguly Sarani, Post Office - Bhawanipore, Police Station - Kalighat, Kolkata – 700 025 being represented by its authorized signatory namely, (1) **MR ARUN KUMAR KEDIA** (Aadhaar Card



✓



No. 5164 8976 7218, PAN No. AFCPK8353F) son of Late Ram Kumar Kedia, and (2) **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'**.

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 30.10.2024 made, executed and entered into by and between ourselves of the One Part and **M/s JAI HIND ENCLAVE,(PAN NO AANFJ2530K)** a partnership firm being represented by its partners namely, Sri Manjit Singh (PAN NO ALTPS0947G, Aadhaar Card No. 5304 1016 0651, Mobile No. 9433005949) son of Late Harnek Singh and Sri Anupam Das (PAN NO AGFPD7947N, Aadhaar Card No. 8731 0280 9813, Mobile No. 9830692170) son of Late Prasanta Kumar Das both being partners of M/s JAI HIND ENCLAVE, (PAN



District Sub Registrar-II
Alipore, South 24 Parganas
30 OCT 2024

NO AANFJ2530K) a partnership firm being represented by its above partners 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 **(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 it authorized signatory namely, **(1) SRI ARUN KUMAR KEDIA** (Aadhaar Card no. 5164 8976 7218, PAN AFCPK8353F) son of Late Ram Kumar Kedia, and **(2) SMT PRAMILA KEDIA** (Aadhaar Card no. 4671 2990 2626, PAN AEZPK8399B) wife of Sri Arun Kumar Kedia, both by faith Hindu and residing at 50 Suhasini Ganguly Sarani, Post Office & Police Station – Bhawanipore, Kolkata 700025, 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 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 sale and transfer the developer's allocation in the proposed multistoried building or buildings to be constructed on the said premises or portions thereof as morefully 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 District Sub-Registrar II, South 24 Parganas at Alipore and recorded in Book No. I, Volume No. 1602-2024,



✓

District Sub Registrar-II
Alipore, South 24 Parganas
30 OCT 2024

Pages from 481140 to 481211, being no. 14638 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 **M/s JAI HIND ENCLAVE, (PAN NO AANFJ2530K)** a partnership firm being represented by its partners namely, (i) **SRI MANJIT SINGH** son of Late Harnek Singh and (ii) **SRI ANUPAM DAS** son of Late Prasanta Kumar Das having its registered office at 39/3/1A, Sarat Bose Road, Post Office & Police Station - Bhowanipore, Kolkata - 700025, Correspondence 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)** having its registered office at 50, Suhasini Ganguly Sarani, Post Office - Bhawanipore, Police Station - Kalighat, Kolkata - 700 025 being represented by its authorized signatory namely, (1) **MR ARUN KUMAR KEDIA** son of Late Ram Kumar Kedia, and (2) **SMT PRAMILA KEDIA** 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 and be it mentioned that Sri Manjit Singh and Sri Anupam Das of M/S Jai Hind Enclave shall together act jointly with any one



✓



of the aforementioned authorized signatory of **ARADHYA TRADERS PRIVATE LIMITED**

Be it further mentioned that this Power of Attorney shall supecede all previous power and the parties herein are abiding themselves with the present terms of the powers given hereto.

NOW KNOW YE BY THESE PRESENTS We, the said (1) **SRI SUJATA LAHA**, wife of Late Deb Jyoti Laha and residing at 5/1A, Pitambar Ghatak Lane, Post Office- Chetla, Police Station – Chetla, Kolkata – 700027, (2) **SRI DATATTREYO LAHA**, son of Late Deb Jyoti Laha and residing at 5/1A, Pitambar Ghatak Lane, Post Office- Chetla, Police Station – Chetla, Kolkata – 700027, **AND (3) SRI TAPAN JYOTI LAHA**, 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, appointed and constituted **M/s JAI HIND ENCLAVE, (PAN NO AANFJ2530K)** a partnership firm being represented by its partners namely, (i) **SRI MANJIT SINGH** son of Late Harnek Singh and (ii) **SRI ANUPAM DAS** son of Late Prasanta Kumar Das 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, (2) **ARADHYA TRADERS PRIVATE LIMITED**, a private limited company within the meaning of the Companies Act, 2013 (**Company Identification no. U52100DL2007PTC164093, PAN**



No. AAGCA6890H) having its registered office at 50, Suhasini Ganguly Sarani, Post Office – Bhawanipore, Police Station - Kalighat, Kolkata – 700 025 being represented by its authorized signatory namely, (1) **MR ARUN KUMAR KEDIA** son of Late Ram Kumar Kedia, and (2) **SMT PRAMILA KEDIA** 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 amalgamated 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 other concerned authorities in connection with the amalgamation, development, construction, sale of Apartments and Management thereof.



District Sub Registrar-II
Alipore, South 24 Parganas
30 OCT 2024

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 amalgamation and/or 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 amalgamated premises or portion thereof.
7. To enter into agreements for sale of the flats or apartments or unit and units comprised in the Developer's allocation in the building to be



✓



constructed at the said amalgamated premises on ownership basis and to take advances or payments in respect thereof and to give valid receipt in that regard.

8. To sell, transfer, lease, mortgage and give possession and execute all agreements and deeds of conveyance in respect of the flats or apartments or unit or units comprised in the Developer's allocation in the buildings to be constructed at the said amalgamated 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 in the Developer's allocation of the buildings to be constructed at the said amalgamated 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 in the proposed multistoried building to be constructed at the said amalgamated premises requisite charges, expenses, rates, cesses and other sums due or that might become due and payable by him in connection with



District Sub Registrar-II
Alipore, South 24 Parganas
30 OCT 2024

the respective flats/units/shops 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 in the Developer's allocation in the multistoried building to be constructed at the said amalgamated premises.

12. To sign and verify and execute all pleadings, affidavits, petitions, representations, Vakalatnama, any 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 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
30 OCT 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
30 OCT 2024

SCHEDULE ABOVE REFERRED TO**(the said Premises)**

ALL THAT the piece and parcel of Bastu land measuring 6 Cottahs be the same a little more or less together with a double storied building having total built up area 3940 sq ft (ground floor 1970 sq. ft. and first floor 1970 sq. ft.) standing thereon, lying, situate and being Premises No. 5/1A, Pitambar Ghatak Lane, Post Office - Chetla, 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 Pitamber Ghatak Lane;
ON THE EAST : Premises No. 5/1D Pitamber Ghatak Lane;
ON THE SOUTH : KMC Passage;
ON THE WEST : KMC Road namely Pitamber Ghatak Lane;



IN WITNESS WHEREOF We, Principals have here to put our signature, seal and set our hands at Kolkata this the 30th day of October, 2024

Signed, sealed and delivered by the

Within named Owners in presence of:

1) Mother to Raine
220C R. B. Avenue
Kolkata - 700019

1. Sujata Laha

2. Dabattreyo Laha

2) Sourmjadep Laha
5/1a Pitambar Chatake
Lane, Kal - 700027

3. Tapan Jyoti Laha
Principals

Accepted by us

Drafted by me:-

Abhishek Chakraborty

Abhishek Chakraborty

Advocate

Alipore Judges Court

Kolkata 700025

WB/435/2009

JAI HIND ENCLAVE
1. Hemant Singh
JAI HIND ENCLAVE

2. Aradhya
Authorised Signatory / Partner

3. Aradhya
ARADHYA TRADERS PVT. LTD
Director

4. Pranila Khatun
ARADHYA TRADERS PVT. LTD
Attorney Director



✓
District Sub Registrar-II
Alipore, South 24 Parganas
30 OCT 2024

SPECIMEN FORM FOR TEN FINGERPRINTS

	Sujata Zaveri						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
	Thumb	Fore	Middle	Ring	Little		
		(Right Hand)					
	Darabhai Chh						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
	Thumb	Fore	Middle	Ring	Little		
		(Right Hand)					
	Tapan Jyoti Lohar						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
	Thumb	Fore	Middle	Ring	Little		
		(Right Hand)					
	Hareesh						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
	Thumb	Fore	Middle	Ring	Little		
		(Right Hand)					



District Sub Registrar-II
Alipore, South 24 Parganas
30 OCT 2024

SPECIMEN FORM FOR TEN FINGERPRINTS



Handwritten signature

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Handwritten signature

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Handwritten signature

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)				



✓





ভারত সরকার

Government of India



মিঠুন কুমার পাইন

Mithun Kumar Paine

পিতা : ভোলানাথ পাইন

Father : Bholanath Paine

জন্মতারিখ / DOB: 06/03/1986

পুরুষ / Male



4697 2507 0408

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: অটশাসন, পুণ্য, সাহারারহাট
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: ATSHASAN,
Punya, Sahararhat, South 24
Parganas, West Bengal,
743504

4697 2507 0408



1947
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1602-14657/2024	Date of Registration	30/10/2024
Query No / Year	1602-8002778906/2024	Office where deed is registered	
Query Date	30/10/2024 1:59:43 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Abhishek Chakraborty Thana : Rabindranagar, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836271783, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2,50,000/-		Rs. 2,13,49,422/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 39/- (Article:E, M(b).)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160214638/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



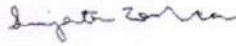





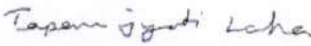
District: South 24-Parganas, P.S:- Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pitambar Ghatak Lane, , Premises No: 5/1A, , Ward No: 082 Pin Code : 700027

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha	1,00,000/-	1,85,60,641/-	Property is on Road , Project Name :
Grand Total :				9.9Dec	1,00,000 /-	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.	1,50,000/-	27,88,781/-	Structure Type: Structure
Gr. Floor, Area of floor : 1970 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, 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	1,50,000 /-	27,88,781 /-	



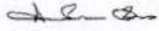


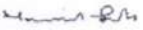


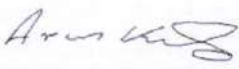
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs SUJATA LAHA Wife of Late Deb Jyoti Laha Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office	Photo  30/10/2024	Finger Print  Captured LTI 30/10/2024	Signature  30/10/2024
5/1A, Pitambar Ghatak Lane, City:- Kolkata, P.O:- Chetla, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AGxxxxxx7B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office				
2	Name Mr DATATTREYO LAHA Son of Late Deb Jyoti Laha Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office	Photo  30/10/2024	Finger Print  Captured LTI 30/10/2024	Signature  30/10/2024
5/1A, Pitambar Ghatak Lane, City:- Kolkata, P.O:- Chetla, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: AKxxxxxx1Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office				
3	Name Mr TAPANJYOTI LAHA Son of Late Surya Kumar Laha Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office	Photo  30/10/2024	Finger Print  Captured LTI 30/10/2024	Signature  30/10/2024
5/1A, Pitambar Ghatak Lane, City:- Kolkata, P.O:- Chetla, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: agxxxxxx3c,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	JAI HIND ENCLAVE 39/3/1A, Sarat Bose Road, City:- Kolkata, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx0K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
2	ARADHYA TRADERS PRIVATE LIMITED 50, Suhasini Ganguly Sarani, City:- Kolkata, P.O:- Bhaswanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx0H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ANUPAM DAS (Presentant) Son of Late Prasanta Kumar Das Date of Execution - 30/10/2024, , Admitted by: Self, Date of Admission: 30/10/2024, Place of Admission of Execution: Office	Photo  <small>Oct 30 2024 2:37PM</small>	Finger Print  <small>LTI 30/10/2024</small>	Signature  <small>30/10/2024</small>
	39/3/1A, Sarat Bose Road, City:- Kolkata, 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, , PAN No.:: AGxxxxxx6A,Aadhaar No Not Provided Status : Representative, Representative of : JAI HIND ENCLAVE (as PARTNER)			
2	Name Mr MANJIT SINGH Son of Late HARNEK SINGH Date of Execution - 30/10/2024, , Admitted by: Self, Date of Admission: 30/10/2024, Place of Admission of Execution: Office	Photo  <small>Oct 30 2024 2:36PM</small>	Finger Print  <small>LTI 30/10/2024</small>	Signature  <small>30/10/2024</small>
	39/3/1A, Sarat Bose Road, City:- Kolkata, 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, , PAN No.:: alxxxxxx7g,Aadhaar No Not Provided Status : Representative, Representative of : JAI HIND ENCLAVE (as PARTNER)			
3	Name Mr ARUN KUMAR KEDIA Son of Late Ram Kumar Kedia Date of Execution - 30/10/2024, , Admitted by: Self, Date of Admission: 30/10/2024, Place of Admission of Execution: Office	Photo  <small>Oct 30 2024 2:35PM</small>	Finger Print  <small>LTI 30/10/2024</small>	Signature  <small>30/10/2024</small>

50, Suhasini Ganguly Sarani, City:- Kolkata, 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, , PAN No.:: AFxxxxxx3F,Aadhaar No Not Provided Status : Representative, Representative of : ARADHYA TRADERS PRIVATE LIMITED (as DIRECTOR)

4	Name	Photo	Finger Print	Signature
	Mrs PRAMILA KEDIA Wife of Mr Arun Kumar Kedia Date of Execution - 30/10/2024, , Admitted by: Self, Date of Admission: 30/10/2024, Place of Admission of Execution: Office		 Captured	
		Oct 30 2024 2:39PM	LTI 30/10/2024	30/10/2024
	50, Suhasini Ganguly Sarani, City:- Kolkata, P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx9B,Aadhaar No Not Provided Status : Representative, Representative of : ARADHYA TRADERS PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Mithun Kumar Paine Son of Mr Bholanath Paine Jaganath Pur Noda, City:- , P.O:- Saharar Haat, P.S:-Falta, District:-South 24- Parganas, West Bengal, India, PIN:- 743504		 Captured	
	30/10/2024	30/10/2024	30/10/2024
Identifier Of Mrs SUJATA LAHA, Mr DATATTREYO LAHA, Mr ANUPAM DAS, Mr MANJIT SINGH, Mr ARUN KUMAR KEDIA, Mrs PRAMILA KEDIA, Mr TAPANJYOTI LAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SUJATA LAHA	JAI HIND ENCLAVE-1.65 Dec,ARADHYA TRADERS PRIVATE LIMITED-1.65 Dec
2	Mr DATATTREYO LAHA	JAI HIND ENCLAVE-1.65 Dec,ARADHYA TRADERS PRIVATE LIMITED-1.65 Dec
3	Mr TAPANJYOTI LAHA	JAI HIND ENCLAVE-1.65 Dec,ARADHYA TRADERS PRIVATE LIMITED-1.65 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SUJATA LAHA	JAI HIND ENCLAVE-656.66666700 Sq Ft,ARADHYA TRADERS PRIVATE LIMITED-656.66666700 Sq Ft
2	Mr DATATTREYO LAHA	JAI HIND ENCLAVE-656.66666700 Sq Ft,ARADHYA TRADERS PRIVATE LIMITED-656.66666700 Sq Ft
3	Mr TAPANJYOTI LAHA	JAI HIND ENCLAVE-656.66666700 Sq Ft,ARADHYA TRADERS PRIVATE LIMITED-656.66666700 Sq Ft

Endorsement For Deed Number : I - 160214657 / 2024

On 30-10-2024

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 14:23 hrs on 30-10-2024, 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 2,13,49,422/-

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

Execution is admitted on 30/10/2024 by 1. Mrs SUJATA LAHA, Wife of Late Deb Jyoti Laha, 5/1A, Pitambar Ghatak Lane, P.O: Chetla, Thana: Chetla, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession House wife, 2. Mr DATATTREYO LAHA, Son of Late Deb Jyoti Laha, 5/1A, Pitambar Ghatak Lane, P.O: Chetla, Thana: Chetla, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Service, 3. Mr TAPANJYOTI LAHA, Son of Late Surya Kumar Laha, 5/1A, Pitambar Ghatak Lane, P.O: Chetla, Thana: Chetla, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Others

Indetified by Mr Mithun Kumar Paine, , , Son of Mr Bholanath Paine, Jaganath Pur Noda, P.O: Saharar Haat, 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 30-10-2024 by Mr ANUPAM DAS, PARTNER, JAI HIND ENCLAVE, 39/3/1A, Sarat Bose Road, City:- Kolkata, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr Mithun Kumar Paine, , , Son of Mr Bholanath Paine, Jaganath Pur Noda, P.O: Saharar Haat, Thana: Falta, , South 24-Parganas, WEST BENGAL, India, PIN - 743504, by caste Hindu, by profession Law Clerk

Execution is admitted on 30-10-2024 by Mr MANJIT SINGH, PARTNER, JAI HIND ENCLAVE, 39/3/1A, Sarat Bose Road, City:- Kolkata, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr Mithun Kumar Paine, , , Son of Mr Bholanath Paine, Jaganath Pur Noda, P.O: Saharar Haat, Thana: Falta, , South 24-Parganas, WEST BENGAL, India, PIN - 743504, by caste Hindu, by profession Law Clerk

Execution is admitted on 30-10-2024 by Mr ARUN KUMAR KEDIA, DIRECTOR, ARADHYA TRADERS PRIVATE LIMITED, 50, Suhasini Ganguly Sarani, City:- Kolkata, P.O:- Bhaswanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr Mithun Kumar Paine, , , Son of Mr Bholanath Paine, Jaganath Pur Noda, P.O: Saharar Haat, Thana: Falta, , South 24-Parganas, WEST BENGAL, India, PIN - 743504, by caste Hindu, by profession Law Clerk

Execution is admitted on 30-10-2024 by Mrs PRAMILA KEDIA, DIRECTOR, ARADHYA TRADERS PRIVATE LIMITED, 50, Suhasini Ganguly Sarani, City:- Kolkata, P.O:- Bhaswanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr Mithun Kumar Paine, , , Son of Mr Bholanath Paine, Jaganath Pur Noda, P.O: Saharar Haat, 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 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 002164, Amount: Rs.100.00/-, Date of Purchase: 30/10/2024, Vendor name: PIJUSH KANTI CHAKRABORTY



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 481265 to 481289

being No 160214657 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.11.05 15:58:25 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 05/11/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.