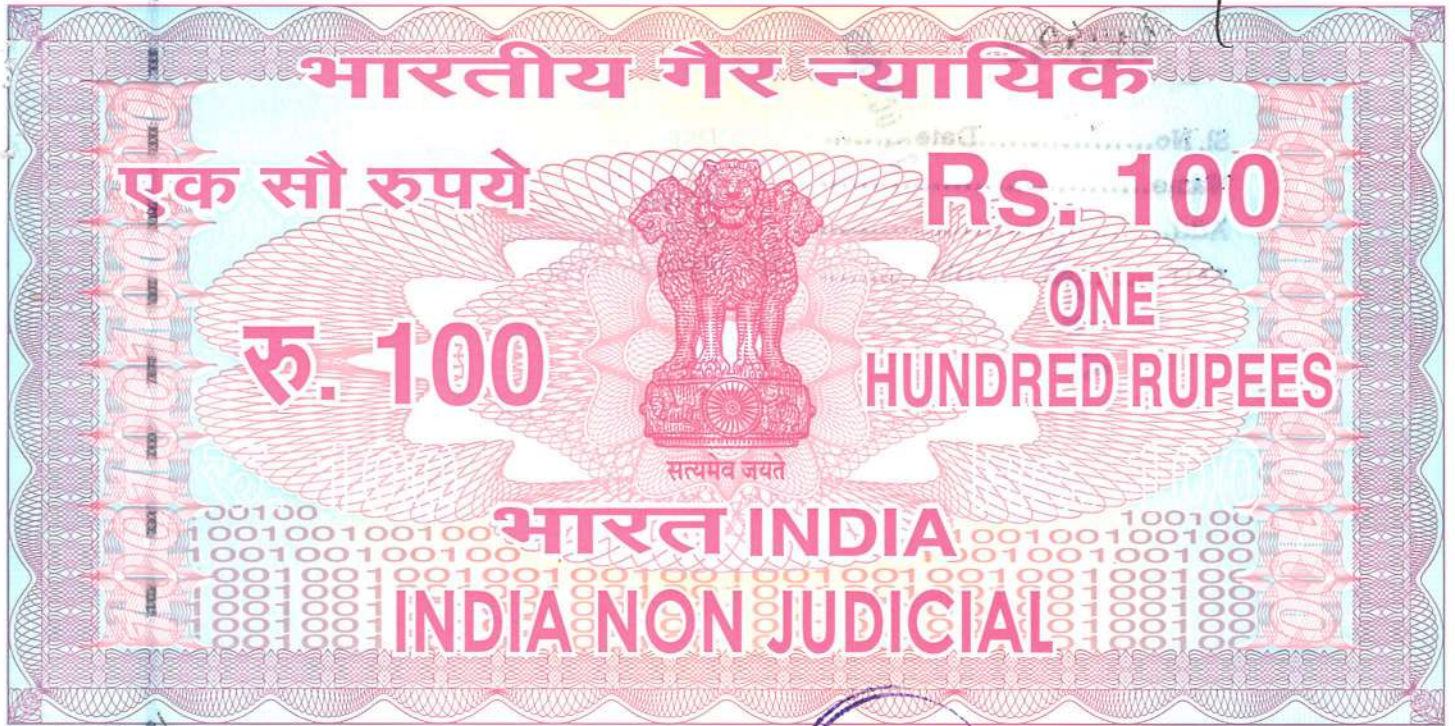


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A.R.A.  
IV

AY 299495

Additional Registrar of  
Assurances-IV, Kolkata

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

Additional Registrar of  
Assurances-IV, Kolkata

31 OCT 2025

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, RAUNAK  
PROPERTIES PRIVATE LIMITED (CIN: U72100WB1999PTC089838 and PAN:  
AABCR8161K), a Company incorporated under the Companies Act, 1956 having its

Ramdev Jhunjhunwala

024849

Sl. No.....Date.....  
Name.....  
Add.....  
AMT.....100.....

DSP LAW ASSOCIATES  
Advocates  
4D Nicco House  
1B & 2 Hare Street,  
Kolkata - 700001

**SOUMITRA CHANDA**  
Licensed Stamp Vendor  
8/2, K. S. Roy Road, Kol-1



Registered Office at P-829/A, Lake Town, Block – A, Post Office and Police Station Lake Town, Kolkata, Pin Code - 700089, represented by its Director Raunak Jhunhunwala (Aadhaar No. 2329 8128 4549 and PAN: AEYPJ0495G) son of Sushil Kumar Jhunhunwala of 829/A, Lake Town, Post Office and Police Station Lake Town, Kolkata – 700089, hereinafter referred to as “the **PRINCIPAL**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors, successors-in-office, successors-in-interest and/or assigns) **SEND GREETINGS:**

**I. DEFINITIONS:** Unless in this power there be something contrary or repugnant to the subject or context:-

- i. “**Appropriate Authorities**” shall mean the Central or State Government or any Department thereof and/or its officers and all other State Executives, judicial or quasi-judicial authorities and persons and includes any local authority, Government Company, statutory bodies or authorities, Barasat Municipality, Panchayat, Gram Panchayat, Municipal Authorities, Planning Authority, Development Authority, B.L.&L.R.O., D.L.&L.R.O., District Magistrate, Additional District Magistrate, Commissioner, Collector, Other Authorities under the West Bengal Land Reforms Act or Estates Acquisition Act any or other statute, KMDA, MED, Fire Brigade, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Airport Authority, Highway Authorities, Authorities under the Real Estate Laws, Police Authorities, Law Enforcement Authorities, Pollution Control Authorities, Fire Service Authorities, Insurance Companies, Courts, Tribunals, Judicial and Quasi-Judicial Authorities and Forums, Service/utility providers for electricity, water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital or any other utilities whatsoever.
- ii. “**Attorney**” shall mean the Owner-cum-Developer represented by its Authorized Representatives (1) **SAURABH SUSHIL JHUNJHUNWALA** (Aadhaar No.2227 8380 2096 and PAN: AGLPJ5449H) son of Sushil Kumar Jhunhunwala of J.J House, 829/A, Lake Town, Post Office and Police Station Lake Town, Kolkata - 700089 and (2) **BALKISHAN GOEL** (Aadhaar No.5212 9325 2767 and PAN: ADMPPG4785B) son of Late Onkarmal Goel of Tulsi Dham, 48/7 Jessore Road, Bangur, Post Office Bangur, Police Station – Lake Town, Kolkata - 700055, and includes any other person whom the Owner-cum-Developer may authorize in addition to or as a substitute to the said person but shall not include a person whose authorization to represent the Principal as its attorney is revoked by the Owner-cum- Developer.

*Balkishan Goel*

*Ja*



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ADDITIONAL REGISTRAR  
OF ASSURANCES KOLKATA  
31 OCT 2025

- iii. **"Building Complex"** shall mean the New Buildings at the Said Premises together with the Common Areas and Installations and wherever the context so permits or intends, shall include the land at the Said Premises.
- iv. **"Owner-cum-Developer's Share of Realization"** shall mean 70% (seventy percent) of the Realizations.
- v. **"Owner-cum-Developer"** shall mean **HIMANGA MERCANTILES PRIVATE LIMITED** (CIN: U51909WBI994PTC066866 and PAN: AAACH6340K), a Company incorporated under the Companies Act, 1956 having its Registered Office at P-829/A, Lake Town, Block – A, Post Office and Police Station Lake Town, Kolkata, Pin Code - 700089 and includes its successors or successors-in-office and/or successors-in-interest and/or assigns.
- vi. **"Development Agreement"** shall mean the Development Agreement dated 31.10.2025 and registered with the Additional Registrar of Assurances - IV Kolkata in Book I Being No. 190415670 for the year 2025 entered into between the Principal and the Owner-cum-Developer and includes any modifications or alterations thereof as may be made by the Principal and the Owner-cum- Developer in writing.
- vii. **"New Buildings"** shall mean the several buildings to be constructed from time to time at the said Premises.
- viii. **"Principal's Realization Share"** shall mean 30% (thirty percent) of the Realizations.
- ix. **"Realization"** with its grammatical variations shall mean the amounts that may from time to time be received against Transfer of the Units and Parking Spaces and other Transferable Areas from time to time including consideration, price, PLC, Floor Rise etc., but shall not include any Pass Through Charges or Extras and Deposits.
- x. **"Said Premises"** shall mean immovable property with a land area of 2.25 Acre or 225 satak more or less situate lying at and being the entire L. R. Dag Nos. 466, 465, 464, 463 and divided and demarcated portion of L.R Dag No.454 all recorded in L.R. Khatian Nos.4038, 4039, 4040 and 4041 (formerly R.S. Dag Nos. 150, 151, 152, 153 and 201 (Part) recorded in R.S. Khatian Nos.86, 107, 184, 176/1 and 222 respectively) in Mouza Ghola, J. L. No.77, being Municipal Holding/Premises No.97 (formerly Holding/Premises No.88 and prior thereto Nos. 35, 56 and 57) Ghola Kachari Road under Ward No. 23 of the Barasat Municipality under Police Station Barasat in the District of North 24 Parganas, morefully described in the **SCHEDULE** hereunder written.
- xi. **"Transfer"** with all its grammatical variations shall mean transfer by sale or by any other means adopted by the Owner-cum- Developer.

- xii. **"Transferable Areas"** shall mean the Units, Parking Spaces and anything else comprised in the Building Complex which is commercially exploited including by making it part of area of Units or by making it appurtenant to any Unit or otherwise.
- xiii. **"Transferees"** shall mean the persons who from time to time purchase or agree to purchase or otherwise acquire any Transferable Area in the Building Complex.
- xiv. **"Units"** shall mean the independent and self-contained flats, offices, shops and other constructed spaces in the New Buildings at the said Premises capable of being exclusively held used or occupied by a person.
- xv. Any other term or expression used herein shall, unless there is something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

## II. **RECITALS:**

- A. **WHEREAS** by the Development Agreement, the parties thereto have agreed, inter alia, that the Owner-cum- Developer would have the exclusive right to develop the Said Premises and the Principal agreed upon the terms and conditions as morefully contained therein.
- B. **AND WHEREAS** in terms of the Development Agreement, the Owner-cum-Developer has requested the Principal to execute this Power of Attorney in favour of the Attorney jointly and/or severally to do all acts deeds and things as and for the purposes relating to the Said Premises and the Building Complex and the related purposes and accordingly the Principal is executing the same as hereinafter contained:

**III. NOW KNOW YE BY THESE PRESENTS,** We the Principal above named doth hereby nominate constitute and appoint the said Attorney jointly and/or severally as the true and lawful attorney for in the name and on behalf of the Principal to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Said Premises and the Building Complex and the related purposes i.e., to say:-

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Said Premises and every part thereof and do all acts deeds and things in connection therewith.
2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to

*for*

- enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
3. To cause survey, measurement, soil test, excavation and other works at the Said Premises.
  4. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Said Premises or any part thereof or the boundary of the Said Premises in the records of the Appropriate Authorities or any of them and to do all other acts, deeds and things with regards thereto as may be deemed fit and proper by the said Attorney.
  5. To demolish, construct and reconstruct boundary walls, fencing, dividers etc., at the Said Premises and/or any portion thereof for purposes connected to development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.
  6. To accept or object to the assessments made from time to time of land revenue or municipal taxes or valuation or taxes in respect of the Said Premises or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, panchayat and other authorities and to attend all hearings and have the same finalized.
  7. To pay all rates, taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Said Premises or any part thereof or the New Buildings for the time being thereon or any part or parts thereof and to receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.
  8. To prepare apply for sign and submit plans, maps, specifications and sketches in the modification, revision or alteration of the said Building Plans or by way of new plans for approval or sanctioning by the Municipal Engineering Directorate, Planning Authority, Development Authority or other Appropriate Authorities having jurisdiction and to have the same sanctioned and if required, to have the same modified revised altered and/or renewed.



9. To process any application in connection with the Building Plans, to pay fees and to obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the plans for any construction at the Said Premises.
10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/modification/alteration/renewal of the plans for any construction at the Said Premises.
11. To give notice to the concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or for any other purpose as required or deemed fit and proper.
12. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Said Premises in respect of the Building Complex.
13. To inform the concerned Appropriate Authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in accordance with the applicable rules and to get the same regularized.
14. To apply for and obtain temporary or permanent connections of all services including water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanical parking system, MLCP etc., 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.
15. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, mechanized parking, generator, dish antenna and any other utility, input or facility in the Building Complex or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.



16. To deal with any person or authority owning, occupying or having any right title or interest in any adjacent lands on any side of the Said Premises for any purposes connected with the Building Complex.
17. To apply for and obtain "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for the sanctioning and/or alteration and/or revalidation of plan, modification and/or alteration and/or revalidation, and/or for obtaining utilities and/or for any development activity or other purposes connected with the Building Complex.
18. 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 Building Complex and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
19. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
20. To apply for and obtain in the name of the Owner-cum-Developer the registration under all Real Estate Laws and to obtain all licenses and permissions under the said Laws and do all other acts and statutes, as applicable.
21. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the Said Premises or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes connected with the Building Complex.
22. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Building Complex or any



aspect or part thereof on such terms and conditions as the said Attorney may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.

23. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the said Attorney may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
24. To do all necessary acts deeds and things for complying with all laws rules regulations bye-laws ordinance etc. for the time being in force with regard to the Building Complex.
25. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
26. To insure and keep insured the New Buildings and other developments or any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said Attorney and to pay all premium therefor.
27. To obtain loans and finance for development of the Said Premises from any Banks and/or the Financial Institutions and/or Non-Banking Financial Companies and/or Recognized Foreign Direct Investors and/or REIT by mortgaging and charging the New Buildings and/or other constructions, if any, to be made by the Owner-cum-Developer at the Said Premises and the land comprised in the Said Premises and to provide consents, confirmations, no objections or other documents as may be required for the creation of such mortgage or charge by the Owner-cum-Developer and also sign necessary loan and/or other agreements and power(s) of attorney with the bankers or financiers in connection with the above.
28. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including proportionate land share) to take loans or finances from any Banks or Financial Institutions and entities granting such loans for the purpose of acquiring specific Units and Transferable Areas.
29. To deal with banks and financiers and other institutions and entities 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.

30. To produce and give/deliver/deposit any original title deed or document relating to the Said Premises and/or the Building Complex to any person or financier or others.
31. To advertise the Building Complex or any part thereof in any media and to 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.
32. To Transfer any demarcated Transferable Areas allocated to the Owner-cum-Developer out of any unsold areas as per clause 13 of the Development Agreement with the proportionate share in land and other appurtenances thereof to such person or persons and at such consideration as the Attorneys or any of them may deem fit and proper in accordance with the terms and conditions contained in the Development Agreement, and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges therefor to fully exonerate the person or persons paying the same;
33. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas spaces in the Building Complex, take and accept bookings and applications, deal with, Transfer and/or part with possession of the Transferable Areas (except any Unsold Areas allotted to the Principal as per clause 13 of the Development Agreement) alongwith or independent of or independently the land comprised in the Said Premises attributable thereto or any portion thereof or any undivided share therein to any Transferee at such consideration and on such terms and conditions as the said Attorney may deem fit and proper but without violating with the terms and conditions of the Development Agreement.
34. To ask, demand, recover, realize and collect the Realizations and all other amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas (except any Unsold Areas allotted to the Principal as per clause 13 of the Development Agreement) in the manner and as per the terms and conditions of the Development Agreement and to deposit the same in the specified 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.



35. To cancel or terminate any booking/blocking and to terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Transferable Areas and/or undivided shares in the land comprised in the Said Premises and to deal with the space and rights of such person or persons in such manner as the said Attorney may deem fit and proper.
36. To join in as party to agreements for Transfer of the Transferable Areas and/or undivided share in the land comprised in the Said Premises or part thereof, and also confirming thereunder the rights and entitlements of the Owner-cum- Developer under the said Development Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.
37. To transfer the proportionate share in land and/or in the Common Areas and Installations to any Association or Society if so and as required by law in such manner as may be required.
38. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorney in respect of the Transfer in the manner and as per the terms and conditions of the Development Agreement.
39. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principal and the Owner-cum- Developer and to exercise all rights and remedies available to the Principal and the Owner-cum- Developer thereunder.
40. To ask, demand, sue for, 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 Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
41. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all



authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney may deem fit and proper.

42. To deal with any claim of any third party in respect of the Said Premises and to oppose or settle the same.
43. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Building Complex as Maintenance In-Charge.
44. To form a non-profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act).
45. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Building Complex.
46. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principal before all or any of the Appropriate Authorities including the Kolkata Metropolitan Development Authority, B.L. & L.R.O., D.L. & L.R.O., and other authorities / officers under the Land laws, MED, Collector, District Magistrate, ADM, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities under the Real Estate (Regulation and Development) Act, 2016 the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Kolkata Port Trust, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water and other service 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, Municipal, 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 may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Said Premises and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding, if any) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.

47. 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 Agrcements for transfer, Deeds and documents instruments and writings including the bank/finance documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred.
48. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters hereinafter 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 authoritics, presiding officers, authorized officers, etc. and 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 occasions shall require and/or as the said attorney or attorneys may think fit and proper.

49. 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 or other authorities or persons.
50. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.
51. To receive all letters, parcels or other postal articles and documents in respect of the Said Premises and to grant proper and effectual receipts thereof.
52. 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.

IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Said Premises and the Building Complex and related purposes which the Principal itself could have lawfully done under its own hands and seal, if personally present.

V. **AND** the Principal doth hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney has already done or shall lawfully do or cause to be done in or about the premises aforesaid.

VI. **AND** it is clarified that while exercising the powers and authorities hereby conferred on the said Attorney, it shall not do any act deed or thing which would go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Principal or give rise to any claim or action either in damages or otherwise against the Owners otherwise than in terms of the Development Agreement and by executing this Power of Attorney the obligations of the Principal or the Owner-cum-Developer or consequences for non-compliance under the Development Agreement shall not be affected.

**THE SCHEDULE ABOVE REFERRED TO:**  
**(SAID PREMISES)**

**ALL THAT** piece or parcel of land containing an area of 2.25 Acre or 225 satak more or less situate lying at and being the entire L. R. Dag Nos. 466 (79 Satak), 465 (2 Satak), 464 (81 Satak), 463 (35 Satak) and divided and demarcated portion of L.R Dag



No.454 (28 Satak) all recorded in L.R. Khatian Nos.4038, 4039, 4040 and 4041 (formerly R.S. Dag Nos. 150, 151, 152, 153 and 201 (Part) recorded in R.S. Khatian Nos.86, 107, 184, 176/1 and 222 respectively) as also mentioned in the table below in Mouza Ghola, J. L. No.77, being Municipal Holding/Premises No.97 (formerly Holding/Premises No.88 and prior thereto Nos. 35, 56 and 57) Ghola Kachari Road under Ward No. 23 of the Barasat Municipality, Additional District Sub-Registrar, Barasat under Police Station Barasat in the District of North 24 Parganas:

The Said Premises is shown in the plan of the Development Agreement annexed thereto butted and bounded as follows:

|                     |   |                                                              |
|---------------------|---|--------------------------------------------------------------|
| On the <b>North</b> | : | By Ghola Kachari Road and partly by R.S Dag Nos.145 and 199; |
| On the <b>South</b> | : | Partly by R.S Dag Nos.201,145, 197 and 199;                  |
| On the <b>East</b>  | : | By R.S Dag Nos.145, 147 148 and 149 and                      |
| On the <b>West</b>  | : | By R.S Dag Nos.154, 197, 199 and 200.                        |

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. **Be it mentioned** that the area of the residential rooms are 3800 Square feet and residential tin shaded brick wall structures with cemented flooring on the said Premises is about 2200 Square Feet more or less which are more than 50 years old.

**IN WITNESS WHEREOF** the Principal have hereunto set and subscribed their respective hands and seal on this 31<sup>st</sup> day of OCTOBER Two Thousand and Twenty-Five.

**EXECUTED AND DELIVERED** by  
the **PRINCIPAL** abovenamed at  
Kolkata in the presence of:

1. *Jitendra Jha*  
Jitendra Jha  
95C, Arbindo Road, Salkia  
P.S. Golabari, Howrah-6

2. *Pratim Majumdar*  
Pratim Majumdar  
4D Nicco House,  
Kolkata - 700001.

**Raunak Properties Pvt. Ltd.**  
*Danish Shrivastava*  
Director

**(RAUNAK PROPERTIES PRIVATE  
LIMITED)**

|                                                                                                          |                                                                                   | <i>Finger prints of the executant</i>                                             |                                                                                    |                                                                                     |                                                                                     |  |
|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--|
|  <p>Ramji Thigunwar</p> |  |  |  |  |  |  |
|                                                                                                          | Little                                                                            | Ring                                                                              | Middle<br>(Left                                                                    | Fore<br>Hand)                                                                       | Thumb                                                                               |  |
|                                                                                                          |  |  |  |  |  |  |
|                                                                                                          | Thumb                                                                             | Fore                                                                              | Middle<br>(Right                                                                   | Ring<br>Hand)                                                                       | Little                                                                              |  |

|                                                                                                      |                                                                                     | <i>Finger prints of the executant</i>                                               |                                                                                      |                                                                                       |                                                                                       |  |
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|  <p>Sourabh ST</p> |   |   |   |   |   |  |
|                                                                                                      | Little                                                                              | Ring                                                                                | Middle<br>(Left                                                                      | Fore<br>Hand)                                                                         | Thumb                                                                                 |  |
|                                                                                                      |  |  |  |  |  |  |
|                                                                                                      | Thumb                                                                               | Fore                                                                                | Middle<br>(Right                                                                     | Ring<br>Hand)                                                                         | Little                                                                                |  |

|                                                                                                           |                                                                                     | <i>Finger prints of the executant</i>                                               |                                                                                      |                                                                                       |                                                                                       |  |
|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--|
|  <p>Bal Kishan Gof</p> |  |  |  |  |  |  |
|                                                                                                           | Little                                                                              | Ring                                                                                | Middle<br>(Left                                                                      | Fore<br>Hand)                                                                         | Thumb                                                                                 |  |
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|                                                                                                           | Thumb                                                                               | Fore                                                                                | Middle<br>(Right                                                                     | Ring<br>Hand)                                                                         | Little                                                                                |  |

WE ACCEPT

**Himanga Mercantiles Pvt. Ltd.**

*Saurabh SS*

**Director**

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**(SAURABHSUSHILJHUNJHUNWALA)**

**Himanga Mercantiles Pvt. Ltd.**

*Balkishan Goel*

**Authorised Signatory**

---

**(BALKISHAN GOEL)**

**on behalf of HIMANGA  
MERCANTILES PRIVATE  
LIMITED**

*Pratim Majumder* Drafted by me:-  
Advocate

C/o DSP Law Associates

4D, Nicco House

1B & 2, Hare Street

Kolkata-700001,

F/763/2012

### Major Information of the Deed

|                                                                                   |                                                                                                                                                                                                        |                                        |            |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------|
| Deed No :                                                                         | I-1904-15681/2025                                                                                                                                                                                      | Date of Registration                   | 31/10/2025 |
| Query No / Year                                                                   | 1904-8002941663/2025                                                                                                                                                                                   | Office where deed is registered        |            |
| Query Date                                                                        | 31/10/2025 5:06:24 PM                                                                                                                                                                                  | A.R.A. - IV KOLKATA, District: Kolkata |            |
| Applicant Name, Address & Other Details                                           | SUBHASH NASKAR<br>1B AND 2, HARE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123314639, Status : Solicitor firm                                          |                                        |            |
| Transaction                                                                       | Additional Transaction                                                                                                                                                                                 |                                        |            |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement |                                                                                                                                                                                                        |                                        |            |
| Set Forth value                                                                   | Market Value                                                                                                                                                                                           |                                        |            |
|                                                                                   | Rs. 16,60,05,677/-                                                                                                                                                                                     |                                        |            |
| Stampduty Paid(SD)                                                                | Registration Fee Paid                                                                                                                                                                                  |                                        |            |
| Rs. 100/- (Article:48(g))                                                         | Rs. 284/- (Article:E, M(a).)                                                                                                                                                                           |                                        |            |
| Remarks                                                                           | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190415670/2025 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area) |                                        |            |

### Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Ghola-Kachari Road, Mouza: Ghola, Premises No: 97, , Ward No: 023 Pin Code : 700124

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                                |
|--------|-------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|--------------------------------------------------------------|
| L1     | LR-466      | LR-4038        | Bastu         | Bastu   | 20 Dec       |                         | 1,45,45,460/-         | Property is on Road Adjacent to Metal Road, , Project Name : |
| L2     | LR-466      | LR-4039        | Bastu         | Bastu   | 20 Dec       |                         | 1,45,45,460/-         | Property is on Road Adjacent to Metal Road, , Project Name : |
| L3     | LR-466      | LR-4040        | Bastu         | Bastu   | 20 Dec       |                         | 1,45,45,460/-         | Property is on Road Adjacent to Metal Road, , Project Name : |
| L4     | LR-466      | LR-4041        | Bastu         | Bastu   | 10 Dec       |                         | 1,38,18,187/-         | Property is on Road Adjacent to Metal Road, , Project Name : |
| L5     | LR-465      | LR-4038        | Bastu         | Shali   | 0.5 Dec      |                         | 3,63,637/-            | Property is on Road Adjacent to Metal Road, , Project Name : |
| L6     | LR-465      | LR-4039        | Bastu         | Shali   | 0.5 Dec      |                         | 3,63,637/-            | Property is on Road Adjacent to Metal Road, , Project Name : |
| L7     | LR-465      | LR-4040        | Bastu         | Shali   | 0.5 Dec      |                         | 3,63,637/-            | Property is on Road Adjacent to Metal Road, , Project Name : |

|     |        |                      |       |       |               |             |                       |                                                              |
|-----|--------|----------------------|-------|-------|---------------|-------------|-----------------------|--------------------------------------------------------------|
| L8  | LR-465 | LR-4041              | Bastu | Shali | 0.5 Dec       |             | 3,63,637/-            | Property is on Road Adjacent to Metal Road, , Project Name : |
| L9  | LR-464 | LR-4038              | Bastu | Shali | 20 Dec        |             | 1,45,45,460/-         | Property is on Road Adjacent to Metal Road, , Project Name : |
| L10 | LR-464 | LR-4039              | Bastu | Shali | 20 Dec        |             | 1,45,45,460/-         | Property is on Road Adjacent to Metal Road, , Project Name : |
| L11 | LR-464 | LR-4040              | Bastu | Shali | 20 Dec        |             | 1,45,45,460/-         | Property is on Road Adjacent to Metal Road, , Project Name : |
| L12 | LR-464 | LR-4041              | Bastu | Shali | 21 Dec        |             | 1,52,72,733/-         | Property is on Road Adjacent to Metal Road, , Project Name : |
| L13 | LR-463 | LR-4038              | Bastu | Shali | 9 Dec         |             | 65,45,457/-           | Property is on Road Adjacent to Metal Road, , Project Name : |
| L14 | LR-463 | LR-4039              | Bastu | Shali | 9 Dec         |             | 65,45,457/-           | Property is on Road Adjacent to Metal Road, , Project Name : |
| L15 | LR-463 | LR-4040              | Bastu | Shali | 9 Dec         |             | 65,45,457/-           | Property is on Road Adjacent to Metal Road, , Project Name : |
| L16 | LR-463 | LR-4041              | Bastu | Shali | 8 Dec         |             | 58,18,184/-           | Property is on Road Adjacent to Metal Road, , Project Name : |
| L17 | LR-454 | LR-4038              | Bastu | Danga | 7 Dec         |             | 50,90,911/-           | Property is on Road Adjacent to Metal Road, , Project Name : |
| L18 | LR-454 | LR-4039              | Bastu | Danga | 7 Dec         |             | 50,90,911/-           | Property is on Road Adjacent to Metal Road, , Project Name : |
| L19 | LR-454 | LR-4040              | Bastu | Danga | 7 Dec         |             | 50,90,911/-           | Property is on Road Adjacent to Metal Road, , Project Name : |
| L20 | LR-454 | LR-4041              | Bastu | Danga | 7 Dec         |             | 50,90,911/-           | Property is on Road Adjacent to Metal Road, , Project Name : |
|     |        | <b>TOTAL :</b>       |       |       | <b>225Dec</b> | <b>0 /-</b> | <b>1636,36,427 /-</b> |                                                              |
|     |        | <b>Grand Total :</b> |       |       | <b>225Dec</b> | <b>0 /-</b> | <b>1636,36,427 /-</b> |                                                              |

**Structure Details :**

| Sch No                                                                                                                                                   | Structure Details                                                                                 | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-------------------|-------------------------|-----------------------|-------------------------------------------------------------|
| S1                                                                                                                                                       | On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20 | 3800 Sq Ft.       | 0/-                     | 19,23,750/-           | Structure Type: Structure, Status of Completion : Completed |
| Gr. Floor, Area of floor : 3800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete    |                                                                                                   |                   |                         |                       |                                                             |
| S2                                                                                                                                                       | On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20 | 2200 Sq Ft.       | 0/-                     | 4,45,500/-            | Structure Type: Structure, Status of Completion : Completed |
| Gr. Floor, Area of floor : 2200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete |                                                                                                   |                   |                         |                       |                                                             |
| <b>Total :</b>                                                                                                                                           |                                                                                                   | <b>6000 sq ft</b> | <b>0 /-</b>             | <b>23,69,250 /-</b>   |                                                             |

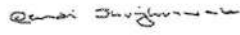
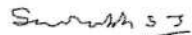
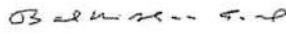
**Principal Details :**

| SI No | Name, Address, Photo, Finger print and Signature                                                                                                                                                                                                                                                                                                     |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>RAUNAK PROPERTIES PVT LTD</b><br>P-829/A, Lake Town, Block - A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Date of Incorporation:XX-XX-1XX9 , PAN No.:: aaxxxxxx1k, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |

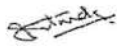
**Attorney Details :**

| SI No | Name, Address, Photo, Finger print and Signature                                                                                                                                                                                                                                                                                  |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>HIMANGA MERCANTILES PRIVATE LIMITED</b><br>P-829/A, Lake Town, Block - A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Date of Incorporation:XX-XX-1XX4 , PAN No.:: aaxxxxxx0k, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| SI No                                                                                                                                                                                                                                                                                                                                                                                                             | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                      |                                                                                                                          |                                                                                                                          |                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Name</b><br><b>Raunak Jhunjhunwala</b><br><b>(Presentant)</b><br>Son of Sushil Kumar<br>Jhunjhunwala<br>Date of Execution -<br>31/10/2025, , Admitted by:<br>Self, Date of Admission:<br>31/10/2025, Place of<br>Admission of Execution: Office | <br><small>Oct 31 2025 5:27PM</small>   | <br><small>LTI<br/>31/10/2025</small>   | <b>Signature</b><br><br><small>31/10/2025</small>   |
| , 829/A, Lake Town, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: aexxxxxx5g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAUNAK PROPERTIES PVT LTD (as DIRECTOR)                                           |                                                                                                                                                                                                                                                    |                                                                                                                          |                                                                                                                          |                                                                                                                                       |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Name</b><br><b>Saurabh Sushil Jhunjhunwalaa</b><br>Son of Sushil Kumar<br>Jhunjhunwala<br>Date of Execution -<br>31/10/2025, , Admitted by:<br>Self, Date of Admission:<br>31/10/2025, Place of<br>Admission of Execution: Office               | <br><small>Oct 31 2025 5:27PM</small>  | <br><small>LTI<br/>31/10/2025</small>  | <b>Signature</b><br><br><small>31/10/2025</small>  |
| , 829/A, Lake Town, 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-1XX6 , PAN No.:: AGxxxxxx9H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : HIMANGA MERCANTILES PRIVATE LIMITED (as DIRECTOR)                                 |                                                                                                                                                                                                                                                    |                                                                                                                          |                                                                                                                          |                                                                                                                                       |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Name</b><br><b>Mr BALKISHAN GOEL</b><br>Son of Mr ONKARMAL GOEL<br>Date of Execution -<br>31/10/2025, , Admitted by:<br>Self, Date of Admission:<br>31/10/2025, Place of<br>Admission of Execution: Office                                      | <br><small>Oct 31 2025 5:28PM</small> | <br><small>LTI<br/>31/10/2025</small> | <b>Signature</b><br><br><small>31/10/2025</small> |
| , TUJI SI DHAM, 48/7, .JESSORE ROAD, City:- Kolkata, P.O:- BANGUR, P.S: Lake Town, District:-North 24-Parganas, West Bengal, India. PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: ADxxxxxx5R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : HIMANGA MERCANTILES PRIVATE LIMITED (as AUTHORIZED SIGNATORY) |                                                                                                                                                                                                                                                    |                                                                                                                          |                                                                                                                          |                                                                                                                                       |

**Identifier Details :**

| Name                                                                                                                                                                                                                         | Photo                                                                             | Finger Print                                                                                  | Signature                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Mr JITENDRA JHUNJHUNWALA</b><br>Son of Mr RADHEYSHYAM<br>JHUNJHUNWALA<br>, 95C, ARABINDA ROAD, Flat No: 2B,<br>2ND FLOOR, City:- , P.O:- SALKIA, P.S:-<br>Golabari, District:-Howrah, West Bengal,<br>India, PIN:- 711106 |  | <br>Captured |  |
|                                                                                                                                                                                                                              | 31/10/2025                                                                        | 31/10/2025                                                                                    | 31/10/2025                                                                          |
| Identifier Of Raunak Jhunjunwala, Saurabh Sushil Jhunjunwalaa, Mr BALKISHAN GOEL                                                                                                                                             |                                                                                   |                                                                                               |                                                                                     |

**Transfer of property for L1**

| Sl.No | From                      | To. with area (Name-Area)                  |
|-------|---------------------------|--------------------------------------------|
| 1     | RAUNAK PROPERTIES PVT LTD | HIMANGA MERCANTILES PRIVATE LIMITED-20 Dec |

**Transfer of property for L10**

| Sl.No | From                      | To. with area (Name-Area)                  |
|-------|---------------------------|--------------------------------------------|
| 1     | RAUNAK PROPERTIES PVT LTD | HIMANGA MERCANTILES PRIVATE LIMITED-20 Dec |

**Transfer of property for L11**

| Sl.No | From                      | To. with area (Name-Area)                  |
|-------|---------------------------|--------------------------------------------|
| 1     | RAUNAK PROPERTIES PVT LTD | HIMANGA MERCANTILES PRIVATE LIMITED-20 Dec |

**Transfer of property for L12**

| Sl.No | From                      | To. with area (Name-Area)                  |
|-------|---------------------------|--------------------------------------------|
| 1     | RAUNAK PROPERTIES PVT LTD | HIMANGA MERCANTILES PRIVATE LIMITED-21 Dec |

**Transfer of property for L13**

| Sl.No | From                      | To. with area (Name-Area)                 |
|-------|---------------------------|-------------------------------------------|
| 1     | RAUNAK PROPERTIES PVT LTD | HIMANGA MERCANTILES PRIVATE LIMITED-9 Dec |

**Transfer of property for L14**

| Sl.No | From                      | To. with area (Name-Area)                 |
|-------|---------------------------|-------------------------------------------|
| 1     | RAUNAK PROPERTIES PVT LTD | HIMANGA MERCANTILES PRIVATE LIMITED-9 Dec |

**Transfer of property for L15**

| Sl.No | From                      | To. with area (Name-Area)                 |
|-------|---------------------------|-------------------------------------------|
| 1     | RAUNAK PROPERTIES PVT LTD | HIMANGA MERCANTILES PRIVATE LIMITED-9 Dec |

**Transfer of property for L16**

| Sl.No | From                      | To. with area (Name-Area)                 |
|-------|---------------------------|-------------------------------------------|
| 1     | RAUNAK PROPERTIES PVT LTD | HIMANGA MERCANTILES PRIVATE LIMITED-8 Dec |

**Transfer of property for L17**

| Sl.No | From                      | To. with area (Name-Area)                 |
|-------|---------------------------|-------------------------------------------|
| 1     | RAUNAK PROPERTIES PVT LTD | HIMANGA MERCANTILES PRIVATE LIMITED-7 Dec |

| Transfer of property for L18 |                           |                                                         |
|------------------------------|---------------------------|---------------------------------------------------------|
| Sl.No                        | From                      | To. with area (Name-Area)                               |
| 1                            | RAUNAK PROPERTIES PVT LTD | HIMANGA MERCANTILES PRIVATE LIMITED-7 Dec               |
| Transfer of property for L19 |                           |                                                         |
| Sl.No                        | From                      | To. with area (Name-Area)                               |
| 1                            | RAUNAK PROPERTIES PVT LTD | HIMANGA MERCANTILES PRIVATE LIMITED-7 Dec               |
| Transfer of property for L2  |                           |                                                         |
| Sl.No                        | From                      | To. with area (Name-Area)                               |
| 1                            | RAUNAK PROPERTIES PVT LTD | HIMANGA MERCANTILES PRIVATE LIMITED-20 Dec              |
| Transfer of property for L20 |                           |                                                         |
| Sl.No                        | From                      | To. with area (Name-Area)                               |
| 1                            | RAUNAK PROPERTIES PVT LTD | HIMANGA MERCANTILES PRIVATE LIMITED-7 Dec               |
| Transfer of property for L3  |                           |                                                         |
| Sl.No                        | From                      | To. with area (Name-Area)                               |
| 1                            | RAUNAK PROPERTIES PVT LTD | HIMANGA MERCANTILES PRIVATE LIMITED-20 Dec              |
| Transfer of property for L4  |                           |                                                         |
| Sl.No                        | From                      | To. with area (Name-Area)                               |
| 1                            | RAUNAK PROPERTIES PVT LTD | HIMANGA MERCANTILES PRIVATE LIMITED-19 Dec              |
| Transfer of property for L5  |                           |                                                         |
| Sl.No                        | From                      | To. with area (Name-Area)                               |
| 1                            | RAUNAK PROPERTIES PVT LTD | HIMANGA MERCANTILES PRIVATE LIMITED-0.5 Dec             |
| Transfer of property for L6  |                           |                                                         |
| Sl.No                        | From                      | To. with area (Name-Area)                               |
| 1                            | RAUNAK PROPERTIES PVT LTD | HIMANGA MERCANTILES PRIVATE LIMITED-0.5 Dec             |
| Transfer of property for L7  |                           |                                                         |
| Sl.No                        | From                      | To. with area (Name-Area)                               |
| 1                            | RAUNAK PROPERTIES PVT LTD | HIMANGA MERCANTILES PRIVATE LIMITED-0.5 Dec             |
| Transfer of property for L8  |                           |                                                         |
| Sl.No                        | From                      | To. with area (Name-Area)                               |
| 1                            | RAUNAK PROPERTIES PVT LTD | HIMANGA MERCANTILES PRIVATE LIMITED-0.5 Dec             |
| Transfer of property for L9  |                           |                                                         |
| Sl.No                        | From                      | To. with area (Name-Area)                               |
| 1                            | RAUNAK PROPERTIES PVT LTD | HIMANGA MERCANTILES PRIVATE LIMITED-20 Dec              |
| Transfer of property for S1  |                           |                                                         |
| Sl.No                        | From                      | To. with area (Name-Area)                               |
| 1                            | RAUNAK PROPERTIES PVT LTD | HIMANGA MERCANTILES PRIVATE LIMITED-3800.00000000 Sq Ft |

| Transfer of property for S2 |                           |                                                         |
|-----------------------------|---------------------------|---------------------------------------------------------|
| Sl.No                       | From                      | To. with area (Name-Area)                               |
| 1                           | RAUNAK PROPERTIES PVT LTD | HIMANGA MERCANTILES PRIVATE LIMITED-2200.00000000 Sq Ft |

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Ghola-Kachari Road, Mouza: Ghola, Premises No: 97, , Ward No: 023 Pin Code : 700124

| Sch No | Plot & Khatian Number                  | Details Of Land                                                                                                      | Owner name in English as selected by Applicant |
|--------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 466, LR Khatian No:- 4038 | Owner:রওনাক প্রোপার্টিজ প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:বান্ধ, Area:0.20000000 Acre,  | Owner Name not selected by applicant.          |
| L2     | LR Plot No:- 466, LR Khatian No:- 4039 | Owner:রওনাক প্রোপার্টিজ প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:বান্ধ, Area:0.20000000 Acre,  | Owner Name not selected by applicant.          |
| L3     | LR Plot No:- 466, LR Khatian No:- 4040 | Owner:হিমঙ্গ মার্কেটাইলস প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:বান্ধ, Area:0.20000000 Acre, | Owner Name not selected by applicant.          |
| L4     | LR Plot No:- 466, LR Khatian No:- 4041 | Owner:হিমঙ্গ মার্কেটাইলস প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:বান্ধ, Area:0.19000000 Acre, | Owner Name not selected by applicant.          |
| L5     | LR Plot No:- 465, LR Khatian No:- 4038 | Owner:রওনাক প্রোপার্টিজ প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.00500000 Acre,   | Owner Name not selected by applicant.          |
| L6     | LR Plot No:- 465, LR Khatian No:- 4039 | Owner:রওনাক প্রোপার্টিজ প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.00500000 Acre,   | Owner Name not selected by applicant.          |
| L7     | LR Plot No:- 465, LR Khatian No:- 4040 | Owner:হিমঙ্গ মার্কেটাইলস প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.00500000 Acre,  | Owner Name not selected by applicant.          |
| L8     | LR Plot No:- 465, LR Khatian No:- 4041 | Owner:হিমঙ্গ মার্কেটাইলস প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.00500000 Acre,  | Owner Name not selected by applicant.          |
| L9     | LR Plot No:- 464, LR Khatian No:- 4038 | Owner:রওনাক প্রোপার্টিজ প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.20000000 Acre,   | Owner Name not selected by applicant.          |
| L10    | LR Plot No:- 464, LR Khatian No:- 4039 | Owner:রওনাক প্রোপার্টিজ প্রাঃলিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.20000000 Acre,   | Owner Name not selected by applicant.          |

|     |                                        |                                                                                                                              |                                          |
|-----|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| L11 | LR Plot No:- 464, LR Khatian No:- 4040 | Owner:হিমাল মার্কেটাইলস গ্রামিং,<br>Gurdian:পক্ষে ডিরেক্টর, Address:নিজ ,<br>Classification:শালি, Area:0.20000000<br>Acre,   | Owner Name not selected by<br>applicant. |
| L12 | LR Plot No:- 464, LR Khatian No:- 4041 | Owner:হিমাল মার্কেটাইলস গ্রামিং,<br>Gurdian:পক্ষে ডিরেক্টর, Address:নিজ ,<br>Classification:শালি, Area:0.21000000<br>Acre,   | Owner Name not selected by<br>applicant. |
| L13 | LR Plot No:- 463, LR Khatian No:- 4038 | Owner:রওনাক প্রোপার্টিজ গ্রামিং, Gurdian:পক্ষে<br>ডিরেক্টর, Address:নিজ ,<br>Classification:শালি, Area:0.09000000<br>Acre,   | Owner Name not selected by<br>applicant. |
| L14 | LR Plot No:- 463, LR Khatian No:- 4039 | Owner:রওনাক প্রোপার্টিজ গ্রামিং, Gurdian:পক্ষে<br>ডিরেক্টর, Address:নিজ ,<br>Classification:শালি, Area:0.09000000<br>Acre,   | Owner Name not selected by<br>applicant. |
| L15 | LR Plot No:- 463, LR Khatian No:- 4040 | Owner:হিমাল মার্কেটাইলস গ্রামিং,<br>Gurdian:পক্ষে ডিরেক্টর, Address:নিজ ,<br>Classification:শালি, Area:0.09000000<br>Acre,   | Owner Name not selected by<br>applicant. |
| L16 | LR Plot No:- 463, LR Khatian No:- 4041 | Owner:হিমাল মার্কেটাইলস গ্রামিং,<br>Gurdian:পক্ষে ডিরেক্টর, Address:নিজ ,<br>Classification:শালি, Area:0.08000000<br>Acre,   | Owner Name not selected by<br>applicant. |
| L17 | LR Plot No:- 454, LR Khatian No:- 4038 | Owner:রওনাক প্রোপার্টিজ গ্রামিং, Gurdian:পক্ষে<br>ডিরেক্টর, Address:নিজ ,<br>Classification:ডাঙ্গা, Area:0.07000000<br>Acre, | Owner Name not selected by<br>applicant. |
| L18 | LR Plot No:- 454, LR Khatian No:- 4039 | Owner:রওনাক প্রোপার্টিজ গ্রামিং, Gurdian:পক্ষে<br>ডিরেক্টর, Address:নিজ ,<br>Classification:ডাঙ্গা, Area:0.07000000<br>Acre, | Owner Name not selected by<br>applicant. |
| L19 | LR Plot No:- 454, LR Khatian No:- 4040 | Owner:হিমাল মার্কেটাইলস গ্রামিং,<br>Gurdian:পক্ষে ডিরেক্টর, Address:নিজ ,<br>Classification:ডাঙ্গা, Area:0.07000000<br>Acre, | Owner Name not selected by<br>applicant. |
| L20 | LR Plot No:- 454, LR Khatian No:- 4041 | Owner:হিমাল মার্কেটাইলস গ্রামিং,<br>Gurdian:পক্ষে ডিরেক্টর, Address:নিজ ,<br>Classification:ডাঙ্গা, Area:0.07000000<br>Acre, | Owner Name not selected by<br>applicant. |

**Endorsement For Deed Number : I - 190415681 / 2025**

**On 31-10-2025**

**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 16:30 hrs on 31-10-2025, at the Office of the A.R.A. - IV KOLKATA by Raunak Jhunjunwala ,.

**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 16,60,05,677/-

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

Execution is admitted on 31-10-2025 by Raunak Jhunjunwala, DIRECTOR, RAUNAK PROPERTIES PVT LTD, P-829/A, Lake Town, Block - A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Identified by Mr JITENDRA JHUNJHUNWALA, , Son of Mr RADHEYSHYAM JHUNJHUNWALA, , 95C, ARABINDA ROAD, Flat No: 2B, 2ND FLOOR, P.O: SALKIA, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Private Service

Execution is admitted on 31-10-2025 by Saurabh Sushil Jhunjunwalaa, DIRECTOR, HIMANGA MERCANTILES PRIVATE LIMITED, P-829/A, Lake Town, Block - A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Identified by Mr JITENDRA JHUNJHUNWALA, , Son of Mr RADHEYSHYAM JHUNJHUNWALA, , 95C, ARABINDA ROAD, Flat No: 2B, 2ND FLOOR, P.O: SALKIA, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Private Service

Execution is admitted on 31-10-2025 by Mr BALKISHAN GOEL, AUTHORIZED SIGNATORY, HIMANGA MERCANTILES PRIVATE LIMITED, P-829/A, Lake Town, Block - A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Identified by Mr JITENDRA JHUNJHUNWALA, , Son of Mr RADHEYSHYAM JHUNJHUNWALA, , 95C, ARABINDA ROAD, Flat No: 2B, 2ND FLOOR, P.O: SALKIA, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Private Service

**Payment of Fees**

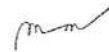
Certified that required Registration Fees payable for this document is Rs 284.00/- ( E = Rs 200.00/- , I = Rs 55.00/- , M (a) = Rs 25.00/- , M(U) = Rs 4.00/- ) and Registration Fees paid by , by Cash Rs 284.00/-

**Payment of Stamp Duty**

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

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 24849, Amount: Rs.100.00/-, Date of Purchase: 31/10/2025, Vendor name: S Chanda



**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 678721 to 678750  
being No 190415681 for the year 2025.



*mm*

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2025.11.08 14:03:05 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 08/11/2025

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.