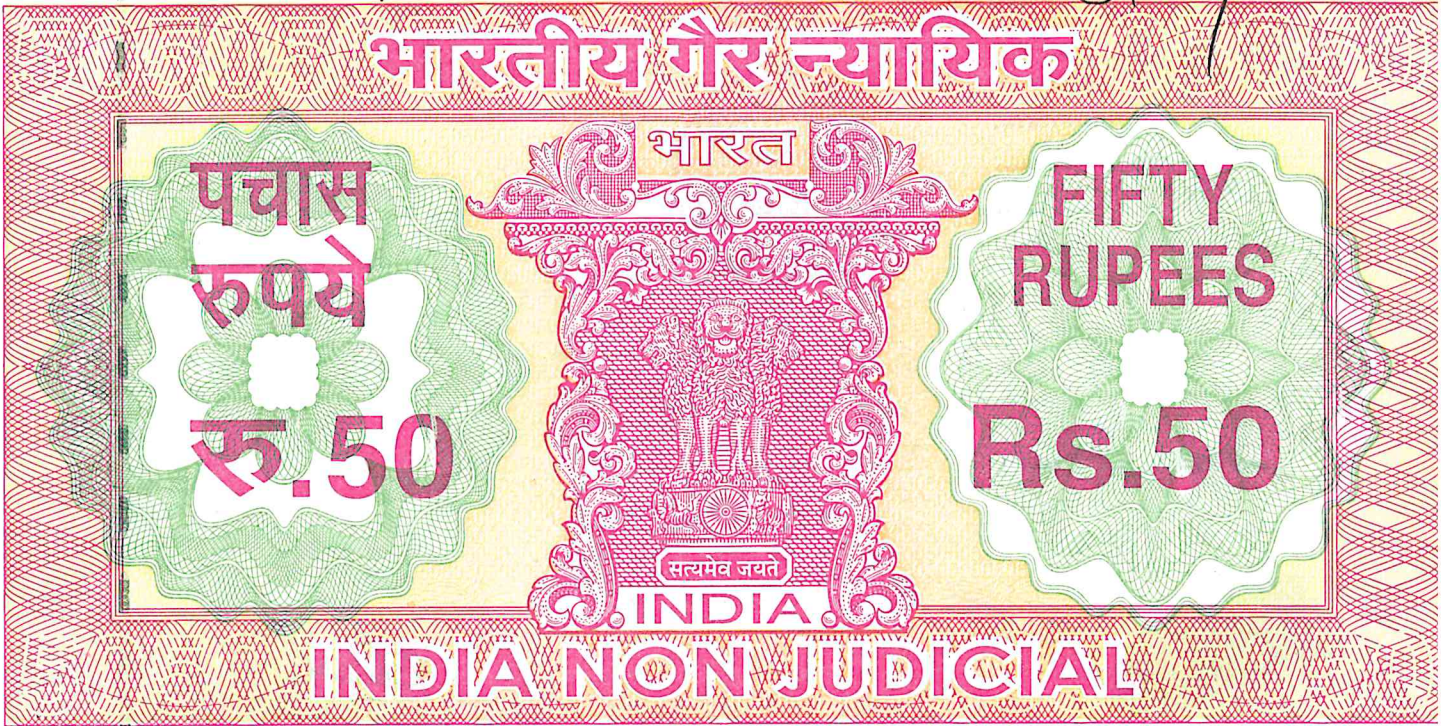


5724/2023 ✓

5755/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 891010

5.10 P.M.  
20/4/23

M 1/8  
20/4



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

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

8/92589/23



25 APR 2023

POWER OF ATTORNEY

- 1. Date: 7<sup>th</sup> January, 2023
- 2. Place: Kolkata
- 3. Parties:

Jaiwinda

Visa Case No. 1510 20/4

J (1)...	250
J (2)...	100
Total	<u>350</u>

SL. No. 32029 DATE.....  
NAME.....  
ADD.....  
AMT. 525

29 JAN 2022



Jaijit Das



3205

JSHA PROJECTS PVT. LTD.

Jaijit Das

Authorised Signatory/Director



3206

Changal

Secretary

Mangalam Educational Society

Changal

Secretary

ST. PAUL'S EDUCATION FOUNDATION



*ghosh*  
MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



Additional Registrar of Assurances-IV, Kolkata



3207

Swapan Kar

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
20 APR 2023





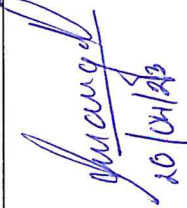



Government of West Bengal


Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19048000985089/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Nelson Mangalam 55, Gariahat Road,, City:- Not Specified, P.O:- Gariahat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Principal [Mangalam Educational Society ], [St. Pauls Education Foundation Unit Society ]		3206 	 20/04/23
2	Jaybindra Thakur N B Railway Appt. Netaji Subhas Road, Shanti Nagar,Liluah, Howrah, City:- Not Specified, P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204	Representative of Attorney [Usha Projects Private Limited ]		3205 	 20/04/23

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SWAPAN KAR Son of R N Kar 96/1, Rajdanga School Road, City:- Kolkata, P.O:- E K T P, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700107	Nelson Mangalam, Jaybindra Thakur		3207 	 20/4/23

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



- 3.1 **Mangalam Education Society**, a society registered under the West Bengal Societies Registration Act, 1961, having its registered office at St. Helen's School, 14, Watkins' Lane, Howrah 711101, Post Office Golabari, Police Station Golabari, District Howrah, West Bengal (**PAN AAAAM5064H**), represented by its Secretary **Nelson Mangalam**, son of Late Paul Mangalam, by faith Hindu, by nationality Indian, by occupation Service, residing at 55, Gariahat Road, Kolkata 700019, Post Office Gariahat, Police Station Gariahat, District South 24 Parganas, West Bengal (**PAN AZSPM4557F**) (**Aadhar 5687 9115 8460**), authorized vide board resolution dated 22.12.2022.
- 3.2 **St. Paul's Educational Foundation**, a society registered under the West Bengal Societies Registration Act, 1961, having its registered office at St. Helen's School, 14, Watkins' Lane, Howrah 711101, Post Office Golabari, Police Station Golabari, District Howrah, West Bengal (**PAN AADTS8217N**), represented by its Secretary, **Nelson Mangalam**, son of Late Paul Mangalam, by faith Hindu, by nationality Indian, by occupation Service, residing at 55, Gariahat Road, Kolkata 700019, Post Office Gariahat, Police Station Gariahat, District South 24 Parganas, West Bengal (**PAN AZSPM4557F**) (**Aadhar 5687 9115 8460**), authorized vide board resolution dated 22.12.2022.

(Collectively **Grantors**, includes successors-in-interest and/or assigns)

**And**


- 3.3 **Usha Projects Private Limited**, a company within the meaning of the Companies Act, 2013, having its registered office at 9/1, Syed Amir Ali Avenue, 2<sup>nd</sup> Floor, Bharat Chambers, Howrah 711102, Post Office Jhowtolla, Police Station Beniapukur, District Kolkata, West Bengal (**PAN AAACU7929H**), represented by its Director, **Jaybindra Thakur** son of Late Bishnu Thakur, by faith Hindu, by nationality Indian, by occupation Business, residing at N B Railway Apartment, Netaji Subhas Road, Shanti Nagar, Liluah, Howrah 711204, Post Office Liluah, Police Station Liluah, District Howrah, West Bengal (**PAN AHMPT0144M**) (**Aadhar 4410 5034 6930**), authorized vide board resolution dated 03.01.2022.

(**Attorney**, includes successors-in-interest and/or assigns).

**NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:**

#### **4. Background**

- 4.1 **Ownership of Said Property:** The Grantors are jointly the absolute owners of land measuring approximately 37 (thirty seven) *cottahs*, more or less, equivalent to 61.05 (sixty one point zero five) *decimal*, more or less, equivalent to 26640 (twenty six thousand six hundred and forty) *square feet* and further equivalent to 2474.93 (two thousand four hundred and seventy four point nine three) *square meter*, situate, lying at and being part of Municipal Premises No. 160, Grand Trunk Road, Howrah 711102, Police Station Shibpur, within Ward No. 36 of the Howrah Municipal Corporation (**HMC**), Mouza Baze Shibpur, District Howrah (Zone: Sandhyabazar to Rajnarayan Roychoudhury Ghat Road), Sub-Registration District Howrah, West Bengal, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and described in the **Schedule** below (**Said Property**).
- 4.2 **Said Project:** The Grantors have decided to (1) develop the Said Property by way of construction of a cluster of buildings on the Said Property (collectively **Said**



Jaiwate

**Complex**) and (2) sell independent flats and saleable spaces (collectively **Units**) in the Said Complex to prospective purchasers (collectively **Transferees**) [such development of the Said Property by way of construction of the Said Complex and sale of Units therein to Transferees, collectively **Said Project**].

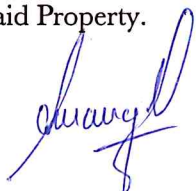
- 4.3 **Development Agreement:** By an Agreement of even date registered in the Office of the Additional Registrar of Assurances- I, Kolkata, recorded in Book No. I, Volume No. 1904-2023, Pages from 250595 to 250633, being Deed No. 190404945 for the year 2023 (**Development Agreement**), the Grantors have appointed the Attorney as the developer of the Said Property for execution of the Said Project, in the manner and on the terms and conditions contained in the Development Agreement.
- 4.4 **Entitlement in Said Complex:** Under the Development Agreement, it has been agreed that the Grantors shall be exclusively entitled to certain revenue/sale proceeds in the Said Complex as specified in Clause 11.2, of the Development Agreement (collectively **Grantors' Entitlement**) and the Developer shall be exclusively entitled to the balance revenue/sale proceeds in the Said Complex as specified in Clause 11.3 of the Development Agreement (collectively **Attorney's Entitlement**) and it has been further agreed that the Attorney shall be entitled to sell and/or transfer all Units in the Said Complex and receive, on behalf of itself and the Grantors, all proceeds arising from such sale/transfer. It is clarified that the Attorney shall deposit the Grantors' Entitlement in the bank accounts of the Grantors in the manner mentioned in the Development Agreement.
- 4.5 **Reason for Granting of Powers:** Under Clause 10.1 of the Development Agreement, it has been agreed that the Grantors shall grant a Power of Attorney to the Attorney (1) Obtaining the required permissions from the various departments and agencies in connection with the Project (2) for doing all acts, deeds and things required for getting the building plans of the Said Complex (**Building Plans**) sanctioned/revalidated/modified/altere d/extended by the Howrah Municipal Corporation (**HMC**) and other authorities concerned in this regard (collectively **Planning Authorities**) (3) for construction of the Said Complex and overall development of the Said Property and (4) for taking booking, entering into agreements and granting conveyances of all Units comprised in the Said Complex to the Transferees. In pursuance of the above, the Grantors are granting certain powers and authorities to the Attorney, by this Power of Attorney.

## 5. Subject Matter of Power of Attorney

- 5.1 **Acts Under Development Agreement:** Powers and authorities (1) Obtaining the required permissions from the various departments and agencies in connection with the Project (2) for getting the Building Plans of the Said Complex sanctioned/revalidated/modified/altere d/extended by the HMC and the Planning Authorities (3) for construction of the Said Complex and overall development of the Said Property and (4) for taking booking, entering into agreements and granting conveyances of all Units comprised in the Said Complex to the Transferees.

## 6. Appointment

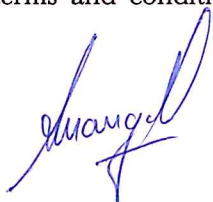
- 6.1 **Hereby Made:** The Grantors hereby nominate, constitute and appoint the Attorney as the lawful attorney of the Grantors, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantors, relating to the Said Property.



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**7. Powers and Authorities**

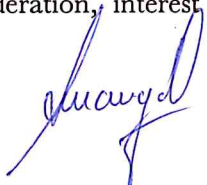
- 7.1 **Sanction of Building Plans and Other Statutory Compliances:** For the construction of the Said Complex and overall development of the Said Property, to get the Building Plans sanctioned/revised/revalidated/modified/altere/extended by the HMC and the Planning Authorities by appointing a licensed architect and structural engineer and to pay fees, costs and charges for the same and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from the HMC and the Planning Authorities.
- 7.2 **Dealing with Authorities:** To deal with all authorities including but not limited to HMC and the Other Authorities for sanction, modification, alteration, extension, revision and re-validation of the Building Plans and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required.
- 7.3 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Property.
- 7.4 **Regulatory Clearances:** To apply for and obtain all requisite statutory clearances/permissions/approvals under various Acts, including but not limited to clearances under (1) West Bengal Land Reforms Act, 1955 and (2) Urban Land (Ceiling & Regulations) Act, 1976 and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.
- 7.5 **Property Tax:** To make payment of up-to-date property tax in respect of the Said Property by way of approaching the concerned authorities and obtaining necessary orders for such payment and to collect receipts thereof.
- 7.6 **Mutation:** To take all necessary steps and to sign and submit all papers, applications and documents to mutate the names of the Grantors in the records of HMC and/or any other concerned authority and to pay fees, costs and charges for that purpose.
- 7.7 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of the Said Complex on the Said Property.
- 7.8 **Building Materials:** To apply for and obtain such permissions as be necessary for obtaining steel, cement, bricks and other building materials and construction equipment for the purpose of construction of the Said Complex on the Said Property in accordance with the Development Agreement.
- 7.9 **Construction:** To construct temporary sheds and godowns for storage of building materials and running of site office and to construct the Said Complex and/or any other structure on the Said Property, in accordance with the Development Agreement.
- 7.10 **Contracts for Construction:** In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the Attorney in accordance with the



Jai Lata

Development Agreement and without creating any liability or obligation of the Grantors.

- 7.11 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction, modification, alteration, revision and re-validation of the Building Plans and to have the same registered and obtain all permissions and clearances as may be required for the same.
- 7.12 **License for Lifts:** To apply for and obtain permissions and licenses to install and run/operate one or more lifts in the Said Complex and to place orders for supply and installation of such lift or lifts on the manufacturer thereof and also to give contract to the manufacturer for maintenance of lift or lifts and concerned machineries.
- 7.13 **Insurance:** To insure and keep insured the Said Complex or any part thereof against loss or damage by fire, earthquake and/or other risks as be deemed necessary and/or desirable by the Attorney and to pay all premium for such insurance.
- 7.14 **Buyers' Finance:** To arrange for financing/loans for the Transferees of the Said Complex (**Buyers' Finance**) by Bank/Financial Institution/other entity and to do all acts, deeds and things to facilitate the Transferees to obtain the Buyers' Finance and to sign and execute necessary documents on behalf of the Grantors in connection with the Buyers' Finance and to create a mortgage/charge in favour of such Bank/Financial Institution/other entity for the Transferee(s) availing the Buyers' Finance.
- 7.15 **Negotiation and Sale:** To negotiate for sale and sell all Units comprised in the Said Complex to the Transferees and to prepare and enter into agreements, conveyances and other instruments in this regard (collectively **Transfer Documents**).
- 7.16 **Execution and Registration:** To sign, execute, deliver, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities the papers and documents referred to in Clauses 7.2, 7.3 and 7.4 above (collectively **Development Related Documents**) as also the Transfer Documents and to present for registration, admit execution, have registered and obtain originals of the same and in this regard to appear before Notary Public, Sub-Registrars, Registrars, Magistrates and all other officers and authorities.
- 7.17 **Acceptance of Papers:** To accept notices and service of papers from HMC, Directorate of Fire Services, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Police Authorities, Civil and Criminal Courts and/or any other statutory authorities and/or other persons.
- 7.18 **Appointment:** To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
- 7.19 **Granting Receipts:** To receive moneys including but not limited to sale consideration, interest etc. from the Transferees and/or third parties and pay





moneys including refund of sale consideration, interest etc. to the Transferees and/or third parties and receive refund and to receive and grant valid receipts and discharges in respect thereof.

- 7.20 **Watch and Ward:** To employ and appoint watchmen, guards and other security personnel for the Said Property.
- 7.21 **Termination of Contracts:** To terminate any contract, agreement, right of occupancy, user and/or enjoyment with any Transferees and to deal with the Unit of such Transferee in such manner as the Attorney may deem fit and proper.
- 7.22 **Receive Payments:** To receive, on behalf of itself and the Grantors, all payments with regard to sale and/or transfer of the Units comprised in the Said Complex from the Transferees and acknowledge receipt of the payments. It is clarified that the Attorney shall deposit the Grantors' Entitlement in the bank accounts of the Grantors.
- 7.23 **Legal Action:** To take any legal action against third parties (which shall include and/or deem to include all persons except the Grantors) or to defend any legal proceeding instituted/initiated by third parties (which shall include and/or deem to include all persons except the Grantors) including arbitration proceeding arising out of any matter in respect of the Said Property and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
- 7.24 **Outgoings:** To pay all outgoings, including property taxes etc. in respect of the Said Property and to collect receipts therefor.

## 8. Ratification

- 8.1 **Hereby Made:** The Grantors hereby ratify and confirm and agree to ratify and confirm all lawful actions of the Attorney in pursuance of this Power of Attorney.

### Schedule (Said Property)

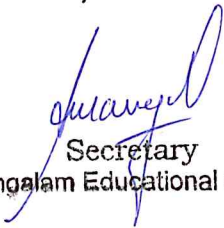
Divided and demarcated portion of land measuring an area of approximately 37 (thirty seven) *cottahs*, more or less, equivalent to 61.05 (sixty one point zero five) decimal, more or less, equivalent to 26640 (twenty six thousand six hundred and forty) *square feet* and further equivalent to 2474.93 (two thousand four hundred and seventy four point nine three) *square meter*, situate, lying at and being part of Municipal Premises No. 160, Grand Trunk Road, Howrah 711102, Police Station Shibpur, within Ward No. 36 of the Howrah Municipal Corporation, Mouza Baze Shibpur, District Howrah (Zone: Sandhyabazar to Rajnarayan Roychoudhury Ghat Road), Sub-Registration District Howrah, West Bengal, delineated on the **Plan** annexed hereto and bordered in colour **Green** thereon and butted and bounded as follows:

- On the North** : Partly Premises No. 159, G.T. Road, (South), Howrah and partly by other premises.
- On the East** : By G.T. Road, (South), Howrah
- On the South** : By remaining portion of the said premises.
- On the West** : Partly by Premises No. 17, P.M. Bustee 4th by-lane, Howrah and partly by other premises.



**9. Execution and Delivery**

9.1 **In Witness Whereof** the Grantors and the Attorney have executed this Power of Attorney on the above date.

  
Secretary  
Mangalam Educational Society

  
Secretary  
ST. PAUL'S EDUCATION FOUNDATION

**Mangalam Education Society**  
represented by its Secretary  
**Nelson Mangalam**

**St. Paul's Educational Foundation**  
represented by its Secretary  
**Nelson Mangalam**

(Grantors)

We accept:

**JSHA PROJECTS PVT. LTD.**

  
Authorised Signatory/Director

**Usha Projects Private Limited**  
represented by its Director  
**Jaybindra Thakur**

(Attorney)

**Drafted by:**



**F/ 1390/1245/2018**


**Witnesses:**

Signature 

Name Swabhi Chomal

Father's Name H. G. Chomal

Address 7C H.S. Roy Road  
Kol-1

Signature 

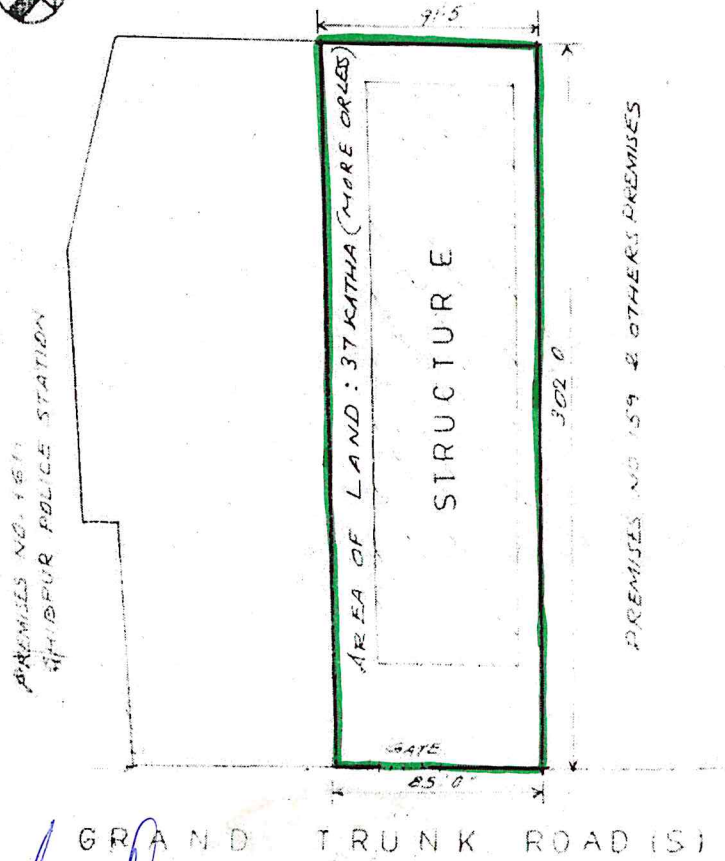
Name Swapan Kar

Father's Name R. N. Kar

Address 7C H.S. Roy Road  
Kolkata- 700 001.

SCALE : 50'-0" = 1" INCH

AREA OF LAND - 37 K . 0 CH . 0 SQ. FT (MORE OR LESS)  
SHOWN IN GREEN COLOUR



*Shreyal*  
Secretary  
ST. PAUL'S EDUCATION FOUNDATION

*Shreyal*  
Secretary  
Mangalam Educational Society

USHA PROJECTS PVT. LTD.  
*Jaiwinder*  
Authorised Signatory/Director

## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants
---------	--



Shreyas

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



Jaiwanta

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

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

## Major Information of the Deed

Deed No :	I-1904-05755/2023	Date of Registration	25/04/2023
Query No / Year	1904-8000985089/2023	Office where deed is registered	
Query Date	18/04/2023 1:05:37 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SWAPAN KAR 96/1, Rajdanga School Road,Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700107, Mobile No. : 9830308824, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 13,01,44,738/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190404945/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: G.T. Road, Road Zone : (Sandhyabazar(HMC-Ward No.30,31,34,36) -- Rajnarayan Roychoudhury Ghat Road) , Mouza: Shibpur Sheet - 66, Premises No: 160, , Ward No: 036 Pin Code : 711102

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-160	LR-145	Bastu	Sali	37 Katha		13,01,44,738/-	Property is on Road , Project Name :
<b>Grand Total :</b>					<b>61.05Dec</b>	<b>0 /-</b>	<b>1301,44,738 /-</b>	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mangalam Educational Society</b> St. Helen's School, 14, Watkins' Lane,Howrah, City:- Not Specified, P.O:- Golabari, P.S:-Golabari, District:- Howrah, West Bengal, India, PIN:- 711101 , PAN No.:: AAXxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>St. Pauls Education Foundation Unit Society</b> St. Helen's School, 14, Watkins' Lane, Howrah, City:- Not Specified, P.O:- Golabari, P.S:-Golabari, District:- Howrah, West Bengal, India, PIN:- 711101 , PAN No.:: aaxxxxxx7n,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>Usha Projects Private Limited</b> 9/1, Syed Amir Ali Avenue, 2nd Floor, Bharat Chambers,, City:- Kolkata, P.O:- Jhowtolla, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 711102 , PAN No.:: AAxxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Nelson Mangalam</b> Son of Late Paul Mangalam 55, Gariahat Road,, City:- Not Specified, P.O:- Gariahat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AZxxxxxx7F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Mangalam Educational Society (as Secretary), St. Pauls Education Foundation Unit Society (as Secretary)
2	<b>Jaybindra Thakur (Presentant )</b> Son of Late Bishnu Thakur N B Railway Appt. Netaji Subhas Road, Shanti Nagar,Liluah, Howrah, City:- Not Specified, P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Usha Projects Private Limited (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SWAPAN KAR</b> Son of R N Kar 96/1, Rajdanga School Road, City:- Kolkata, P.O:- E K T P, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107			
Identifier Of Nelson Mangalam, Jaybindra Thakur			

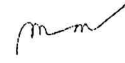
**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mangalam Educational Society	Usha Projects Private Limited-30.525 Dec
2	St. Pauls Education Foundation Unit Society	Usha Projects Private Limited-30.525 Dec

On 18-04-2023

**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 13,01,44,738/-



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

On 20-04-2023

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17:00 hrs on 20-04-2023, at the Private residence by Jaybindra Thakur ,.

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

Execution is admitted on 20-04-2023 by Jaybindra Thakur, Director, Usha Projects Private Limited, 9/1, Syed Amir Ali Avenue, 2nd Floor, Bharat Chambers,, City:- Kolkata, P.O:- Jhowtolla, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 711102

Identified by Mr SWAPAN KAR, , Son of R N Kar, 96/1, Rajdanga School Road, P.O: E K T P, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Others

Execution is admitted on 20-04-2023 by Nelson Mangalam, Secretary, Mangalam Educational Society, St. Helen's School, 14, Watkins' Lane,Howrah, City:- Not Specified, P.O:- Golabari, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101; Secretary, St. Pauls Education Foundation Unit Society, St. Helen's School, 14, Watkins' Lane, Howrah, City:- Not Specified, P.O:- Golabari, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101

Identified by Mr SWAPAN KAR, , Son of R N Kar, 96/1, Rajdanga School Road, P.O: E K T P, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Others



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

On 25-04-2023

**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.

**Payment of Fees**

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

## Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 32029, Amount: Rs.50.00/-, Date of Purchase: 29/01/2022, Vendor name: M  
GHOSH



**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 1904-2023, Page from 292879 to 292897

being No 190405755 for the year 2023.



Digitally signed by MOHUL  
MUKHOPADHYAY

Date: 2023.04.27 15:56:18 +05:30

Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/04/27 03:56:18 PM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)