

2787/2024

I-3724/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A.R.A.
IV

AN 458854

Certified 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

Additional Registrar of
Assurances-IV, Kolkata

15 MAR 2024

Visit Case No. 401/24
J(1) 250
J(2) 550
Total 800
Realised on 800
ARA-IV
Kolkata

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, (1) ANISHA BUILDERS & DEVELOPERS PRIVATE LIMITED, (PAN: AACCA9843L), a Company, incorporated under the Companies Act, 1956, having its registered office at Holding No. AS/96/216/08, Ramkrishna

ননকুতিসিয়ার স্ট্যাম্প ঘূলা ১০০ টাকা
ক্রমিক নং ১০১৬ তার
নাম
ঠিকানা

29 JAN 2024

Krishna Das
Advocate
Dist Judge's Court Barasat
North 24 Parganas

[Signature]

স্ট্যাম্প ডেভার - শ্রী অলোক হালদার
মোকাম - এ.ডি.এস.আর ঘাটেশ্বর, নং ২৪ পটপা

Singhams



955

Singhams



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Bhanku



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Nishi Loharuka



962

Meetu Loharuka



ADDL REGISTRAR
OF ASSAULTS & VIOLENCE, KOLKATA
23 FEB 2024

Pally, Mondalgarhi, VIP Road, Kolkata- 700 052, represented by one of its Director (Mr.) Sunil Kumar Loharuka, (PAN: ABAPL2214N), son of Late Ram Bhagat Loharuka, an Indian Citizen, by faith Hindu, by Profession-Business, residing at DC- 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, (2) LOHARUKA INFRASTRUCTURE PRIVATE LIMITED, (PAN: AABCG6822C), a Company, incorporated under the Companies Act, 1956, having its registered office at DC- 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, represented by one of its Director (Mr.) Sunil Kumar Loharuka, (PAN: ABAPL2214N), son of Late Ram Bhagat Loharuka, an Indian Citizen, by faith Hindu, by Profession-Business, residing at DC- 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, (3) AJNA COMMERCIAL PRIVATE LIMITED, (PAN: AAGCA4562N), a Company, incorporated under the Companies Act, 1956, having its registered office at DC- 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, represented by one of its Director (Mr.) Sunil Kumar Loharuka, (PAN: ABAPL2214N), son of Late Ram Bhagat Loharuka, an Indian Citizen, by faith Hindu, by Profession-Business, residing at DC- 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, (4) REVERENT DEALERS PVT LTD, (PAN: AABCL9351R), a Company, incorporated under the Companies Act, 1956, having its registered office at VIP Enclave, Block-A/104, VIP Road Raghunathpur, Kolkata-700059, represented by one of its Director (Mr.) Rahul Jain, (PAN: AGMPJ5800B), son of Sri Sajjan Kumar Jain, an Indian Citizen, by faith Hindu, by Profession-Business, residing at VIP Enclave, Block-A/104, VIP Road Raghunathpur, Kolkata- 700 059, (5) STARWIN TRADE-LINK PRIVATE LIMITED, (PAN: AAPCS3331L), a Company, incorporated under the Companies Act, 1956, having its registered office at DC 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, represented by one of its Director (Mr.) Dhiraj Singh, (PAN: BDOPS9072G), son of Sri Bijay Narayan Singh, an Indian Citizen, by faith Hindu, by Profession-Service, residing at 9, Rameshwar Malia Lane, Howrah- 711101, (6) SENSATION MERCHANTS PRIVATE LIMITED, (PAN: AAPCS3333J), a Company, incorporated under the Companies Act, 1956, having its registered office at DC 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, represented by one of its Director (Mr.) Dhiraj Singh, (Aadhaar No. 997246139990), (PAN: BDOPS9072G), son of Sri Bijay Narayan Singh, an Indian Citizen, by faith Hindu, by Profession- Service, residing at 9, Rameshwar Maila Lane, Howrah- 711 101, (7) REALTIME TRADECOM PRIVATE LIMITED, (PAN - AAFCR1318A), a Company, incorporated under the Companies Act, 1956, having its registered office at DC 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, represented by one of its Director (Mr.) Debdulal Sarkar, (PAN: BZPPS1417Q), son of (Mr.) Bani Bhusan Sarkar, an Indian Citizen, by faith Hindu, by Profession-Service, residing at 36B, Prasanna Naskar Lane, Kolkata-700039, (8) PARASMANI VINIMAY PRIVATE LIMITED, (PAN: AAFCP8458B), a Company, incorporated under the Companies Act, 1956, having its registered office at DC 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, represented by one of its Director (Mr.) Bikram Kumar Jha, (PAN: AFSPJ4367C), son of (Mr.) Chandi Charan Jha, an Indian Citizen, by faith Hindu, by Profession-Service, residing at Indira Apartment, 379/1, Bhagabati Charan Chatterjee Street, 3rd Floor, Belgharia, Kolkata- 700 056, (9) (MR.) SUNIL KUMAR LOHARUKA, (PAN: ABAPL2214N), son of Late Ram Bhagat Loharuka, an Indian Citizen, by faith Hindu, by Profession-Business, residing at DC- 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, (10) (MR.) ANIL KUMAR LOHARUKA, (PAN: AAWPL5808R), son of Late Ram Bhagat Loharuka, an Indian Citizen, by faith Hindu, by Profession-Business, residing at DC- 9/28, Shastri Bagan, Deshbandhu Nagar,



961

- Bahulaz



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- Shree Singh



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- Debilal Garg



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- Suresh



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- Anil Kumar



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
23 FEB 2024

Kolkata- 700 059, (11) **(MRS.) NISHI LOHARUKA**, (PAN: ABCPL4680L), wife of (Mr.) Anil Kumar Loharuka, an Indian Citizen, by faith Hindu, by Profession-Service, residing at DC- 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, and (12) **(MRS.) MEETU LOHARUKA** (PAN: AAXPL2189E), wife of (Mr.) Sunil Kumar Loharuka, an Indian Citizen, by faith Hindu, by Profession- Service, residing at DC- 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata- 700 059, (all hereinafter collectively referred to as "the **PRINCIPALS**") **SEND GREETINGS:**

WHEREAS:

- A. The Principals along with the Promoter are jointly seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners to **ALL THAT** the piece and parcel of the land containing an area of 140.50 Decimal, more or less, situate and lying at Mouza- Rekjoani, J.L. No.13, comprised in L.R. Dag No. 4061 and 4065, recorded in L.R. Khatian No. 9666 to 9675, 9682, 9720 and 9721, under Police Station- Rajarhat, within the limit of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24-Parganas, hereinafter for the sake of brevity referred to as "the **said Land**", absolutely and forever.
- B. By a Development Agreement dated 1st December, 2023 made between the parties hereto and registered with the Additional Registrar of Assurance-IV, Kolkata, recorded in Book-I, Being No. ~~02520~~ for the year 2024, the Principals have granted development rights and authorised and empowered **AJNA COMMERCIAL PRIVATE LIMITED**, a Company, registered under the Companies Act, 2013 having its registered office at DC- 9/28 Shastri Bagan, Deshbandhu Nagar, Kolkata- 700059, (hereinafter for the sake of brevity referred to as "the **Promoter**") to develop of the said Land on the terms and conditions therein contained (hereinafter referred to as "the **Principal Agreement**").
- C. In compliance of their obligations under the said Principal Agreement and to effectuate the same, the Principals are executing this Power of Attorney in favour of (1) **(Mr.) ANIL KUMAR LOHARUKA**, (Aadhaar No. 643683178251), son of Late Ram Bhagat Loharuka, residing at "Loharuka Niket", DC-9/28, Shastri Bagan, P.O.- Deshbandhu Nagar, P.S.-Baguiati, Kolkata 700 059, (PAN: AAWPL5808R), (2) **(Mr.) SUNIL KUMAR LOHARUKA**, (Aadhaar No. 517861750539), (PAN:- ABAPL2214N), son of Late Ram Bhagat Loharuka, residing at "Loharuka Niket", DC-9/28, Shastri Bagan, P.O.- Deshbandhu Nagar, P.S.-Baguiati, Kolkata 700 059, (3) **(Mr.) ANAND KUMAR SHAH**, (Aadhaar No. 387152207967), (PAN: ATDPS6861R), son of Shravan Kumar Shah, residing at Green Valley, Block-A, Flat No. - 505, Chiriamore, Kaikhali, P.O.- Rajarhat Gopalpur, P.S.- Airport, Kolkata-700 136, and (4) **(Mr.) KAILASHPATI AGARWAL**, (Aadhaar No. 337145048532), son of Late Shanti Swarup Agarwal, residing at B-602, Greenwoods Premium, Shibtola, Chiriamore, Kaikhali, P.O. Rajarhat Gopalpur, P.S. Airport, Kolkata- 700 136, (All being Authorised by AJNA COMMERCIAL PRIVATE LIMITED, the Promoter herein), to be exercised jointly or severally from any of the Attorneys as above named, (hereinafter referred to as "the **Attorneys**", which

expression shall include any other person authorized by the Promoter to act as such Attorney of the Principal in addition to or as substitute of the above named but shall not include any person whose authority to act as such attorney is revoked or withdrawn by the Promoter) to do all acts deeds and things as and for the purposes relating to the said Land and/or the Building Complex and the related purposes, hereinafter contained:

NOW KNOW YE BY THESE PRESENTS, We, the within named **Principals** do hereby nominate, constitute and appoint the said **Attorneys**, (1) **(Mr.) Anil Kumar Loharuka**, (2) **(Mr.) Sunil Kumar Loharuka**, (3) **(Mr.) Anand Kumar Shah**, and (4) **(Mr.) Kailashpati Agarwal**, jointly or severally, as our true and lawful attorneys, for, in the name and on behalf of ourselves, to do, execute, exercise and perform all or any of the following acts deeds and things relating to the said Land i.e., to say:

1. To manage, maintain, look after, supervise and administer and defend the Said Land and every part thereof.
2. To apply for and cause to be mutated our names in the records of all concerned authorities, including the B.L. & L.R.O and the Rajarhat Bishnupur 1 No. Gram Panchayat, as owners of the Said Land, if not already done.
3. To apply for and cause to be converted the character of the land as Housing Complex or Commercial land or as be required, in the records of all concerned authorities, including the B.L. & L.R.O and the Rajarhat Bishnupur 1 No. Gram Panchayat, if not already done.
4. To do all acts deeds and things if and as be required to be done for amalgamation of the Said Land with adjacent lands and all acts incidental thereto.
5. To apply for and obtain "No Objection Certificate" for sanctioning of plan from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for revalidation/modification/alteration etc., of the Sanctioned Plan, or for sanctioning of new plan, and/or obtaining utilities and other purposes herein stated.
6. To apply for and obtain "No Objection Certificate" for sanctioning of plan from the Airport Authority of India for HEIGHT CLEARANCE and all other permissions that may be required for revalidation/modification/alteration etc., of the Sanctioned Plan or for sanctioning of new plan, and/or obtaining utilities and other purposes herein stated.
7. To apply for and obtain registration for sanctioning of the housing project from the Competent Authority under West Bengal Housing Industry Regulation Act, 2017.

8. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for revalidation/modification/alteration etc. of the Sanctioned Plan or for preparation and sanctioning of new plans in respect of building or buildings at the Said Land or portion or portions thereof and also for modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes herein stated.
9. To have the Said Land surveyed and measured and to have the soil tested.
10. To prepare, apply for and submit the new plans from time to time in respect of one or more buildings at the Said Land or on portion or portions thereof with the WEST BENGAL FIRE & EMERGENCY SERVICES and all other concerned authorities for sanctioning and/ or for 'No Objection Certificate' from the Fire Department and to have the same sanctioned and if required, to have the same modified and/or altered from time to time, including those already sanctioned and/or in the process of sanction.
11. To prepare, apply for and submit the new plans from time to time in respect of one or more buildings at the Said Land or on portion or portions thereof with the West Bengal Pollution Control Board and State Environment Impact Assessment Authority, West Bengal and all other concerned authorities, for sanctioning and/ or 'No Objection Certificate' and to have the same sanctioned and if required, to have the same modified and/or altered from time to time, including those already sanctioned and/or in the process of sanction.
12. To prepare apply for and submit the new plans from time to time in respect of one or more buildings at the Said Land or on portion or portions thereof with the Rajarhat Bishnupur 1 No. Gram Panchayat and all other concerned authorities including zilla parishad and Newtown Kolkata Development Authority for sanctioning and to have the same sanctioned and if required, to have the same modified and/or altered from time to time, including those already sanctioned and/or in the process of sanction.
13. To inform the Rajarhat Bishnupur 1 No. Gram Panchayat and/or the concerned authorities for all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the Rajarhat Bishnupur 1 No. Gram Panchayat and/or the concerned authorities and to get the same regularised.
14. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and to gift any part or portion of the Said Land to the authorities concerned, if the situation so demands, and do all other necessary acts deeds and things as be expedient for sanctioning or new

plan or for revalidation renewal modification and/or alteration of the sanctioned plans.

15. To pay all rates, taxes, charges, expenses and other outgoings whatsoever (including panchayat rates and taxes, land revenue and other charges whatsoever) payable for and on account of the Said Land or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon and receive refund of the excess amounts paid from the concerned authorities and to grant receipts and discharges in respect thereof.
16. To accept or object to the assessments made from time to time of Annual Valuations in respect of the Said Land or the building or buildings that may be constructed thereon or any part or share thereof by the Rajarhat Bishnupur 1 No. Gram Panchayat and/or the concerned authorities and have the same finalised.
17. To construct new building or buildings at the Said Land and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future.
18. To apply for and obtain electricity, gas, water, sewerage, drainage, lift license, and/or other connections of any other utility or facility in the Said Land from the WBSEDCL, the Rajarhat Bishnupur 1 No. Gram Panchayat and other appropriate authorities and for that to sign execute and submit all papers applications documents and plans and to do all other acts, deeds and things as be deemed fit and proper by the said attorneys.
19. To apply for and obtain such permissions as be necessary for obtaining steel, cement, bricks and other building materials and construction equipments for the purpose of construction of the new building/s at the Said Land.
20. To apply for and obtain permissions and licenses to erect and run/operate one or more lifts at the Said Land and/or the Building Complex from the authorities concerned and to place orders for supply and erection of lift or lifts at the Said Land and/or the Building Complex to the manufacturer thereof and also to give contract to the manufacturer for maintenance of lift or lifts and its concerned machineries.
21. To apply for and obtain the Completion or Occupancy or other certificates from the Rajarhat Bishnupur 1 No. Gram Panchayat and/or other concerned authorities in respect of construction and/or occupation of the new building/s to be constructed at the Said Land or any part thereof.
22. To warn off and prohibit and if necessary proceed in due form of law against all or any trespassers on the Said Land or any part thereof and to take appropriate steps.

23. To appear before the Rajarhat Bishnupur 1 No. Gram Panchayat and other concerned authorities, Zilla Parishad, authorities under the West Bengal Land Reforms Act, 1955 or any other local land / tenancy law, act or statute applicable to the Said Land, statutory bodies and government departments and/or its officers and also all other State Executives, Judicial or Quasi Judicial, Panchayat and other authorities and also all courts and Tribunals for all matters connected with construction of the new building/s at the Said Land or any part thereof and obtaining connection of utilities and other matters relating to the Said Land.
24. To insure and keep insured the new building/s at the Said Land or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said attorneys and to pay all premium for such insurance.
25. To arrange for financing of the Project, i.e. construction of the Building Complex at the Said Land, by Bank/Financial Institution/other entity and obtain loans for the Project and to deposit the Original Title Documents and other documents of title relating to the Said Land with the Financier as security for the purpose of Project Finance / loans and to sign and execute necessary documents on behalf of the Principals and to create mortgage/charge in favour of the Financier for availing such Project Finance / loans.
26. To negotiate with the person or persons interested in owning, purchasing and/or otherwise acquiring flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the Said Land and accept bookings from such intending buyer or buyers and to make commitments and to sell, convey, lease, transfer or otherwise dispose of the same alongwith or independent of or independently the land comprised in the Said Land attributable thereto or any portion thereof or any undivided share therein to such person or persons and at such consideration and on such terms and conditions as the said attorneys may deem fit and proper and to receive all proceeds/ consideration deposit and other amounts received/realised out of such sale conveyance and/or transfer, to be deposited in Revenue Collection Account or Escrow Account as per Clause-6 of the Development Agreement dated 1st December, 2023 and grant valid receipts and discharges which shall fully exonerate the person paying the same.
27. To terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire flats, shops, showrooms, offices, car parking spaces and other constructed areas/saleable spaces and/or undivided shares in the land comprised in the Said Land and to deal with the space and rights of such person or persons in such manner as the said attorneys may deem fit and proper.
28. To join in as party to agreements for sale, lease or otherwise transfer of the flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the Said Land and/or

undivided share in the land comprised in the Said Land or part thereof, and confirming thereunder the rights and entitlements of the said Promoter under the said Principal Agreement and also agreeing to execute the deeds and documents of conveyance, lease or otherwise transfer to be executed in pursuance thereof.

29. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds, sale deeds, transfer deeds, conveyances, nominations, assignments, rectifications, declarations, affidavits, applications, undertakings, indemnities and all other instruments writings documents etc., as be deemed necessary by the said Attorneys or any of them.
30. To appear and represent us before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said Attorneys or any of them by virtue of the powers hereby conferred.
31. To finalise and accept or dispute the market value assessed by the concerned Registrar or the concerned Collector or other concerned authority or authorities and for that to do all acts deeds and things and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of all documents of title, clearances, plans etc. as may be required and found necessary or expedient by the said attorneys.
32. To appear and represent us before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said attorneys or any of them by virtue of the powers hereby conferred.
33. To enforce any covenant in any agreement, sale deed, transfer deed, conveyance, assignment deed or any other deed instrument writing document executed by us or by the said attorneys or any of them by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.
34. To ask, demand, sue for, recover, realise and collect money, earnest money, consideration, construction costs, deposits, advances, compensation, interest, damages, payments whatsoever etc., which are or may be due payable or recoverable under any such agreement or deed document instrument writing etc. from any person

or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.

35. To sign and submit all papers applications instruments writings and documents for having and to have the flats, shops, showrooms, offices and other constructed areas in the new building/s that may be constructed at the Said Land separately assessed and mutated in the names of the respective persons desirous of acquiring the same as hereinbefore stated in all public records and with all authorities and/or persons (including the Rajarhat Bishnupur 1 No. Gram Panchayat) having jurisdiction over the Said Land and to deal with such authority and/or authorities in such manner as the said attorneys may deem fit and proper.
36. To commence prosecute enforce defend answer and oppose all actions and other legal proceedings and demands touching any of the matters herein contained concerning the Said Land or any part thereof in which we are in any way or manner now or may hereafter be interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue (including the Collector, Tribunal etc.).
37. To sign, declare, verify and/or affirm any plaint, written statement, petition, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding in any way or connected with the Said Land.
38. To accept notices, summons and service or papers from any Court, Tribunal, Postal authorities and/or other authority and/or person.
39. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
40. To receive or pay and/or deposit all moneys including stamp duty, court fees, registration fees, legal fees etc. and to pay and/or receive refunds thereof or the excess amount and give valid receipts and discharges therefor.
41. To appear and represent us before all authorities make commitments and give undertakings as be required for all or any of the purposes herein contained.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the Said Land or any part thereof or any undivided share therein and/or in the building/s to be constructed at the Said Land which we ourselves could have lawfully done under our own hand and seal, if personally present.

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorneys shall lawfully do or cause to be done in or about the Land aforesaid.

IN WITNESS WHEREOF the Principals has executed this Power of Attorney on this 1st day of December, 2023.

EXECUTED AND DELIVERED by the within named PRINCIPALS at Kolkata in the presence of:

① Karitesh Agnwal
S/o Dali S S Agnwal
B-602, Green Woods Premier
Slibhale, Kaikhal.
KOL-136.

② Partha Das.
S/o Samir Das
Dashachone, KOL-136

Prepared by

Krishna Das
Advocate
Dist. Judge's Court Barasat
North 24 Parganas
Enrolment No. WB-1027/98

ANISHA BUILDERS & DEVELOPERS PVT. LTD.

Syhamme

Director/Authorised Signatory

LOHARUKA INFRASTRUCTURE PVT. LTD.

Syhamme

Director/Authorised Signatory

AJNA COMMERCIAL PVT. LTD.

Syhamme

Director/Authorised Signatory

REVERENT DEALERS PVT. LTD.

Debulka

Director/Authorised Signatory

Starwin Trade-Link Private Limited

Dhiraj Singh

Director/Authorised Signatory

Sensation Merchants Private Limited

Dhiraj Singh

Director / Authorised Signatory

Realtime Tradecom Private Limited

Debulka

Director/Authorised Signatory

PARAGMANI VINIMAY PVT. LTD.

Syhamme

Director/Authorised Signatory

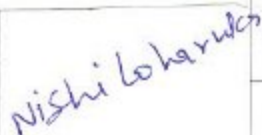
Syhamme

Akhila

Nishi Loharuka

Meetu Loharuka.

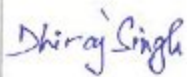
FORM FOR TEN FINGERPRINTS

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

FORM FOR TEN FINGERPRINTS

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

FORM FOR TEN FINGERPRINTS

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



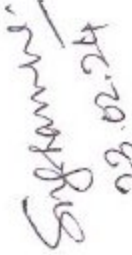
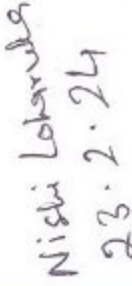
Government of West Bengal

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 19048000484851/2024

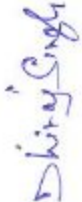
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Anil Kumar Loharuka Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24- Parganas, West Bengal, India, PIN:- 700059	Principal		956 	 23/2/24
2	Mr Sunil Kumar Loharuka Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059	Principal		955 	 23.02.24
3	Mrs Nishi Loharuka Dc- 9/28, Shastri Bagan, City - Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24- Parganas, West Bengal, India, PIN:- 700059	Principal		958 	 23.2.24

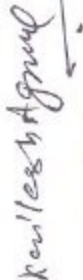
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Meetu Loharuka Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S.-Baguiati, District:-North 24- Parganas, West Bengal, India, PIN:- 700059	Principal			 Meetu Loharuka 23/02/24.
5	Mr Sunil Kumar Loharuka Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P. S.-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059	Represent ative of Principal [ANISHA BUILDER S & Developer s Private Limited] ,[Loharuka Infrastruct ure Private Limited] ,[Ajna Commerci al Private Limited] ,[Ajna Commerci al Private Limited]			 Sunil Kumar 23/02/24.

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
6	Mr Rahul Jain Vip Enclave, Block 1-104, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24- Parganas, West Bengal, India, PIN:- 700059	Represent ative of Principal [Reverent Dealers Private Limited]		961 	 23/02/24
7	Mr Dhiraj Singh 9, Rameshwar Malia Lane, City:- Howrah, P.O:- Howrah, P.S.-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101	Represent ative of Principal [Starwin Trade-link Private Limited] [Sensatio n Merchants Private Limited]		959 	 28/02/24
8	Mr Debdulal Sarkar 36b, Prasanna Naskar Lane, City:- Not Specified, P.O- Picnic Garden, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700039	Represent ative of Principal [Realtime Tradecom Private Limited]		960 	 28/02/2024

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Mr Bikram Kumar Jha Indira Apartment, 379/1, Bhagabati Charan Chatterjee Street, City:- Not Specified, P.O:- Belghoria, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056	Represent ative of Principal [Parasma ni Vinimay Private Limited]			 23/02/2024
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Kailash Pati * Agarwal Son of Late S S Agarwal B-602, Gree Wood Premium, Kaikhali, City:- Kolkata, P.O:- R Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136	Mr Anil Kumar Loharuka, Mr Sunil Kumar Loharuka, Mrs Nishi Loharuka, Mrs Meetu Loharuka, Mr Sunil Kumar Loharuka, Mr Rahul Jain, Mr Dhiraj Singh, Mr Debdulal Sarkar, Mr Bikram Kumar Jha			 23/02/24

(Mohul Mukhopadhyay)

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

Major Information of the Deed

Deed No :	I-1904-03724/2024	Date of Registration	15/03/2024
Query No / Year	1904-8000484851/2024	Office where deed is registered	
Query Date	21/02/2024 12:03:23 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Kailash Pati Agarwal B-602, Green Wood Premium, Kaikhali, Thana : Airport, District : North 24-Parganas, WEST BENGAL, PIN - 700136, Mobile No. : 9836475200, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 4,32,01,910/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190402320/2024		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, Pin Code : 700135

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-4061	LR-9666	Bastu	Bastu	124 Dec		3,81,28,376/-	Property is on Road , Project Name :
L2	LR-4065	LR-9671	Bastu	Bastu	16.5 Dec		50,73,534/-	Property is on Road , Project Name :
		TOTAL :			140.5Dec	0 /-	432,01,910 /-	
		Grand Total :			140.5Dec	0 /-	432,01,910 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ANISHA BUILDERS & Developers Private Limited Holding No. As/96/216/08, Ramkrishnapally, Mondalgarhi, City:- Not Specified, P.O:- Airport, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 , PAN No.:: aaxxxxxx3l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Loharuka Infrastructure Private Limited Shastri Bagan, Dc-9/238, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: aaxxxxxx2c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	Ajna Commercial Private Limited Dc-9/28, Shastri Bagan, Deshbandhu Nagar, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: aaxxxxxx2n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

4	Reverent Dealers Private Limited Vip Enclave, Block-a/104, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: aaxxxxxx1r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	Starwin Trade-link Private Limited Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: aaxxxxxx1l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	Sensation Merchants Private Limited Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: aaxxxxxx3j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	Realtime Tradecom Private Limited Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: aaxxxxxx8a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	Parasmani Vinimay Private Limited Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: aaxxxxxx8b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	Mr Anil Kumar Loharuka Son of Late Ram Bhagat Loharuka Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aaxxxxxx8r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Pvt. Residence
10	Mr Sunil Kumar Loharuka Son of Late Rambhagat Loharuka Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: abxxxxxx4n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Pvt. Residence
11	Mrs Nishi Loharuka Wife of Mr Anil Kumar Loharuka Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: abxxxxxx0l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Pvt. Residence
12	Mrs Meetu Loharuka Wife of Mr Sunil Kumar Loharuka Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aaxxxxxx9e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ajna Commercial Private Limited Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: aaxxxxxx2n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Sunil Kumar Loharuka (Presentant) Son of Late Rambhagat Loharuka Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: abxxxxxx4n,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANISHA BUILDERS & Developers Private Limited (as authorised signatory), Loharuka Infrastructure Private Limited (as authorised signatory), Ajna Commercial Private Limited (as authorised signatory), Ajna Commercial Private Limited (as Director)
2	Mr Rahul Jain Son of Mr Sajjan Kumar Jain Vip Enclave, Block 1-104, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxxx0b,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Reverent Dealers Private Limited (as authorised signatory)
3	Mr Dhiraj Singh Son of Mr Bijay Narayan Singh 9, Rameshwar Malia Lane, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: bdxxxxxx2g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Starwin Trade-link Private Limited (as authorised signatory), Sensation Merchants Private Limited (as authorised signatory)
4	Mr Debdulal Sarkar Son of Mr Bani Bhusan Sarkar 36b, Prasanna Naskar Lane, City:- Not Specified, P.O:- Picnic Garden, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: bzxxxxxx7q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Realtime Tradecom Private Limited (as authorised signatory)
5	Mr Bikram Kumar Jha Son of Mr Chandl Charan Jha Indira Apartment, 379/1, Bhagabati Charan Chatterjee Street, City:- Not Specified, P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: afxxxxxx7c,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Parasmani Vinimay Private Limited (as authorised signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Kailash Pati Agarwal Son of Late S S Agarwal B-602, Gree Wood Premium, Kaikhali, City:- Kolkata, P.O:- R Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136			

Identifier Of Mr Anil Kumar Loharuka, Mr Sunil Kumar Loharuka, Mrs Nishi Loharuka, Mrs Meetu Loharuka, Mr Sunil Kumar Loharuka, Mr Rahul Jain, Mr Dhiraj Singh, Mr Debdulal Sarkar, Mr Bikram Kumar Jha

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ANISHA BUILDERS & Developers Private Limited	Ajna Commercial Private Limited-12.0032 Dec
2	Loharuka Infrastructure Private Limited	Ajna Commercial Private Limited-12.0156 Dec
3	Ajna Commercial Private Limited	Ajna Commercial Private Limited-12.0032 Dec
4	Reverent Dealers Private Limited	Ajna Commercial Private Limited-12.0156 Dec
5	Starwin Trade-link Private Limited	Ajna Commercial Private Limited-12.0032 Dec
6	Sensation Merchants Private Limited	Ajna Commercial Private Limited-11.9908 Dec
7	Realtime Tradecom Private Limited	Ajna Commercial Private Limited-11.9908 Dec
8	Parasmani Vinimay Private Limited	Ajna Commercial Private Limited-12.0032 Dec
9	Mr Anil Kumar Loharuka	Ajna Commercial Private Limited-2.0088 Dec
10	Mr Sunil Kumar Loharuka	Ajna Commercial Private Limited-1.9964 Dec
11	Mrs Nishi Loharuka	Ajna Commercial Private Limited-11.9908 Dec
12	Mrs Meetu Loharuka	Ajna Commercial Private Limited-11.9784 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Anil Kumar Loharuka	Ajna Commercial Private Limited-8.25 Dec
2	Mr Sunil Kumar Loharuka	Ajna Commercial Private Limited-8.25 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, Pin Code : 700135

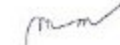
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4061, LR Khatian No:- 9666	Owner:অনিসা বিল্ডার্স এন্ড ডেভলপার্স প্রাইভেট লিমিটেড, Gurdian:পঙ্কজ ডাইরেক্টর, Address:নিজ , Classification:শালি, Area:0.12000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 4065, LR Khatian No:- 9671	Owner:অমিল কুমার পোষারুকা, Gurdian:ব্রজেনগড় পোষারুকা, Address:নিজ , Classification:শালি, Area:0.08000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190403724 / 2024

On 21-02-2024

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 4,32,01,910/-



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

On 23-02-2024

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

Presented for registration at 17:00 hrs on 23-02-2024, at the Private residence by Mr Sunil Kumar Loharuka .

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

Execution is admitted on 23/02/2024 by 1. Mr Anil Kumar Loharuka, Son of Late Ram Bhagat Loharuka, Dc-9/28, Shastri Bagan, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 2. Mr Sunil Kumar Loharuka, Son of Late Rambhagat Loharuka, Dc-9/28, Shastri Bagan, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 3. Mrs Nishi Loharuka, Wife of Mr Anil Kumar Loharuka, Dc-9/28, Shastri Bagan, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 4. Mrs Meetu Loharuka, Wife of Mr Sunil Kumar Loharuka, Dc-9/28, Shastri Bagan, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Indetified by Mr Kailash Pati Agarwal, , Son of Late S S Agarwal, B-602, Gree Wood Premium, Kaikhali, P.O: R Gopalpur, Thana: Airport, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

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

Execution is admitted on 23-02-2024 by Mr Sunil Kumar Loharuka, authorised signatory, ANISHA BUILDERS & Developers Private Limited, Holding No. As/96/216/08, Ramkrishnapally, Mondalgarhi, City:- Not Specified, P.O:- Airport, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052; authorised signatory, Loharuka Infrastructure Private Limited, Shastri Bagan, Dc-9/238, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059; authorised signatory, Ajna Commercial Private Limited, Dc-9/28, Shastri Bagan, Deshbandhu Nagar, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059; Director, Ajna Commercial Private Limited, Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr Kailash Pati Agarwal, , Son of Late S S Agarwal, B-602, Gree Wood Premium, Kaikhali, P.O: R Gopalpur, Thana: Airport, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 23-02-2024 by Mr Rahul Jain, authorised signatory, Reverent Dealers Private Limited, Vip Enclave, Block-a/104, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr Kailash Pati Agarwal, , Son of Late S S Agarwal, B-602, Gree Wood Premium, Kaikhali, P.O: R Gopalpur, Thana: Airport, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 23-02-2024 by Mr Dhiraj Singh, authorised signatory, Starwin Trade-link Private Limited, Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059; authorised signatory, Sensation Merchants Private Limited, Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

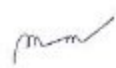
Indetified by Mr Kailash Pati Agarwal, , Son of Late S S Agarwal, B-602, Gree Wood Premium, Kaikhali, P.O: R Gopalpur, Thana: Airport, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 23-02-2024 by Mr Debdulal Sarkar, authorised signatory, Realtime Tradecom Private Limited, Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr Kailash Pati Agarwal, , Son of Late S S Agarwal, B-602, Gree Wood Premium, Kaikhali, P.O: R Gopalpur, Thana: Airport, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 23-02-2024 by Mr Bikram Kumar Jha, authorised signatory, Parasmani Vinimay Private Limited, Dc-9/28, Shastri Bagan, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr Kailash Pati Agarwal, , Son of Late S S Agarwal, B-602, Gree Wood Premium, Kaikhali, P.O: R Gopalpur, Thana: Airport, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service


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

On 15-03-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 101.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 3013, Amount: Rs.100.00/-, Date of Purchase: 29/01/2024, Vendor name: A Mondal


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 1904-2024, Page from 212477 to 212504
being No 190403724 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.03.22 17:18:18 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 22/03/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.