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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted the
Registration. The signature and the
initials are also attached with the
document and the part of this document

**POWER OF ATTORNEY**

Cal

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

6 JAN 2025

18-02-2025

KNOW ALL MEN BY THESE PRESENTS THAT We, (1) **JAI MATADI PLAZA PRIVATE LIMITED** (PAN: AABCJ6871G & CIN: U70101WB2005PTC106557), a company incorporated under the Companies Act of 1956 as amended on 2013, having its registered office at 2, O.C. Ganguly Sarani, 'ALTITUDE', 10th & 11th Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020, previously situated at 122, J.N. Mukherjee Road, Ghusuri,

33599

24 MAY 2024

No..... ₹ 100/- Date.....

Name : Jalan Builders Pvt. Ltd

Address : 2.0.C. Ganguly, Seram

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27

Kol - 201



Rahul Dhor
s/o, Late R. Dhor
May Nagar
Kol - 45

6 JAN 2025

Howrah-711107 and represented by its Authorised Signatory **Mr. Nikhil Chakraborty** (PAN: **AMLPC0560G** and Aadhaar No. **7977 5550 3655**) son of Late Nirmal Chakraborty, residing at 16, Chittaranjan Park, Post Office Jadavpur University, Police Station Jadavpur, Kolkata-700032, West Bengal, having been duly authorised in pursuance of a Resolution of the Board of Directors on dated 02.05.2024, **(2) NARAYAN NIKETAN PRIVATE LIMITED** (PAN: **AACCN3198H** & CIN: **U70101WB2005PTC106555**), a Company incorporated under the Companies Act of 1956 as amended on 2013, having its registered office at 2, O.C. Ganguly Sarani, '**ALTITUDE**', 10th & 11th Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020, previously situated at 122, J.N. Mukherjee Road, Ghusuri, Howrah-711107 and represented by its Director **Mr. Nikhil Chakraborty** (PAN: **AMLPC0560G** and Aadhaar No. **7977 5550 3655**) son of Late Nirmal Chakraborty, residing at 16, Chittaranjan Park, Post Office Jadavpur University, Police Station Jadavpur, Kolkata-700032, West Bengal, having been duly authorised in pursuance of a Resolution of the Board of Directors on dated 02.05.2024, **(3) TULSI ABASAN PRIVATE LIMITED** (PAN: **AACCT4671K** & CIN: **U70101WB2005PTC106565**), a company incorporated under the Companies Act of 1956 as amended on 2013, having its registered office at 2, O.C. Ganguly Sarani, '**ALTITUDE**', 10th & 11th Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020, previously situated at 122, J.N. Mukherjee Road, Ghusuri, Howrah-711107 and represented by its Director **Mr. Nikhil Chakraborty** (PAN: **AMLPC0560G** and Aadhaar No. **7977 5550 3655**) son of Late Nirmal Chakraborty, residing at 16, Chittaranjan Park, Post Office Jadavpur University, Police Station Jadavpur, Kolkata-700032, West Bengal, having been duly authorised in pursuance of a Resolution of the Board of Directors on dated 02.05.2024, **(4) JALAN HI-MECH PRIVATE LIMITED** (PAN: **AAACJ6553G** & CIN: **U70102WB1994PTC062987**), a company incorporated under the Companies Act, 1956 as amended on 2013, having its registered office at 2, O.C. Ganguly Sarani, '**ALTITUDE**', 10th & 11th Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020, previously situated at 238A, A.J.C. Bose Road, 2nd Floor, Post Office



Official Sub-Registration No.
Registration No. 7/12/14
Registration No. 6
Aizawl, South 24 Parganas

6 JAN 2025

Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020 and represented by its Authorised Signatory **Mr. Nikhil Chakraborty** (PAN: **AMLPC0560G** and Aadhaar No. **7977 5550 3655**) son of Late Nirmal Chakraborty, residing at 16, Chittaranjan Park, Post Office Jadavpur University, Police Station Jadavpur, Kolkata-700032, West Bengal, having been duly authorised in pursuance of a Resolution of the Board of Directors on dated 02.05.2024, **(5) MAA DURGA ABASAN PRIVATE LIMITED** (PAN: **AAFCM6137L** & CIN: **U51101WB2007PTC118812**), a company incorporated under the Companies Act, 1956 as amended on 2013, having its registered office at 2, O.C. Ganguly Sarani, '**ALTITUDE**', 10th & 11th Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020, previously situated at 236B, A.J.C. Bose Road, 2nd Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020 and represented by its Authorised Signatory **Mr. Nikhil Chakraborty** (PAN: **AMLPC0560G** and Aadhaar No. **7977 5550 3655**) son of Late Nirmal Chakraborty, residing at 16, Chittaranjan Park, Post Office Jadavpur University, Police Station Jadavpur, Kolkata-700032, West Bengal, having been duly authorised in pursuance of a Resolution of the Board of Directors on dated 02.05.2024, **(6) JALAN NIKETAN PRIVATE LIMITED** (PAN: **AABCJ1715B** & CIN: **U45210WB1999PTC089125**), a company incorporated under the Companies Act, 1956 as amended on 2013, having its registered office at 2, O.C. Ganguly Sarani, '**ALTITUDE**', 10th & 11th Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore,, Kolkata-700020, previously situated at 238A, A.J.C. Bose Road, 2nd Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020 and represented by its Authorised Signatory **Mr. Nikhil Chakraborty** (PAN: **AMLPC0560G** and Aadhaar No. **7977 5550 3655**) son of Late Nirmal Chakraborty, residing at 16, Chittaranjan Park, Post Office Jadavpur University, Police Station Jadavpur, Kolkata-700032, West Bengal, having been duly authorised in pursuance of a Resolution of the Board of Directors on dated 02.05.2024, AND **(7) NEO SEAMLESS TUBES LIMITED** (PAN: **AACCN4345E** & CIN: **U27202WB2007PLC112454** a Company incorporated under the Companies Act, 1956 as amended on 2013 having its registered office at



2, O.C. Ganguly Sarani, '**ALTITUDE**', 10th & 11th Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-7000020, previously situated at 236B, A.J.C. Bose Road, 2nd Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-7000020, represented by its Authorised Signatory **Mr. Nikhil Chakraborty** (PAN: **AMLPC0560G** and Aadhaar No. **7977 5550 3655**) son of Late Nirmal Chakraborty, residing at 16, Chittaranjan Park, Post Office Jadavpur University, Police Station Jadavpur, Kolkata-700032, West Bengal, having been duly authorised in pursuance of a Resolution of the Board of Directors on dated 02.05.2024, (hereinafter collectively called and referred to as "**THE LAND OWNERS/GRANTORS**") **STATE AS FOLLOWS:**

WHEREAS:

1. By a Deed of Conveyance dated 25th July, 2008 and registered at the office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas in Book No. 1, CD Volume No. 22, Pages from 4296 to 4313, Being No. 07843 for the year 2008 said **JAI MATADI PLAZA PRIVATE LIMITED** i.e. **Land Owner No. 1** mentioned hereinabove, purchased 1/3rd undivided share of 174 decimal land equivalent to 58 decimal more or less lying and situated at R.S. Dag Nos. 587, 588 & 591 corresponding to L.R. Dag Nos. 567, 568 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian No. 1383, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limits of Kamrabad Gram Panchayat (which is more fully and particularly described in **PART I** of the **SCHEDULE** written herein below).
2. By a Deed of Conveyance dated 25th July, 2008 and registered at the office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas in Book No. 1, CD Volume No. 22, Pages from 4278 to 4295, Being No. 07841 for the year 2008 said **NARAYAN NIKETAN PRIVATE LIMITED** i.e. **Land Owner No. 2** mentioned hereinabove, purchased



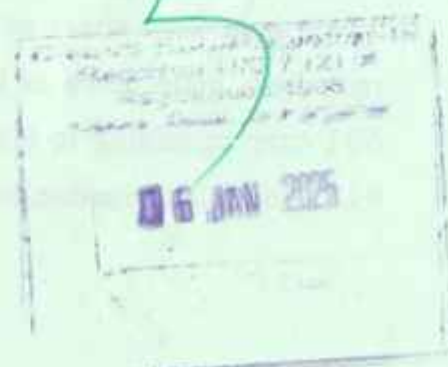
District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Ajmer, South 24 Pergana

06 JAN 2025



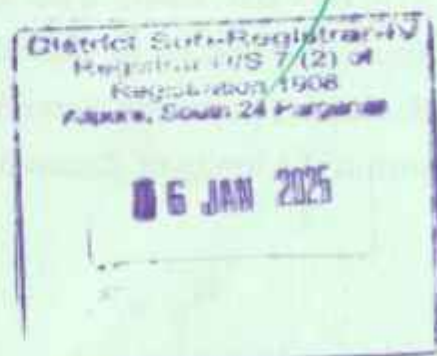
1/3rd undivided share of 174 decimal land equivalent to 58 decimal more or less lying and situated at R.S. Dag Nos. 587, 588 & 591 corresponding to L.R. Dag Nos. 567, 568 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian No. 1384, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limits of Kamrabad Gram Panchayat (which is more fully and particularly described in **PART II** of the **SCHEDULE** written herein below).

3. By a Deed of Conveyance dated 25th July, 2008 and registered at the office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas in Book No. 1, CD Volume No. 22, Pages from 4260 to 4277, Being No. 07834 for the year 2008 said **TULSI ABASAN PRIVATE LIMITED** i.e. **Land Owner No. 3** mentioned hereinabove, purchased 1/3rd undivided share of 174 decimal land equivalent to 58 decimal more or less lying and situated at R.S. Dag Nos. 587, 588 & 591 corresponding to L.R. Dag Nos. 567, 568 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian No. 1382, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limits of Kamrabad Gram Panchayat (which is more fully and particularly described in **PART III** of the **SCHEDULE** written herein below).
4. By a Deed of Conveyance dated 3rd November, 2017 and registered at the office of the Additional District Sub-Registrar, Gorla, South 24 Parganas in Book No. 1, Volume No. 1629-2017, Pages from 109366 to 109401, Being No. 162904213 for the year 2017 said **JALAN HI-MECH PRIVATE LIMITED**, i.e. **Land Owners No. 4** mentioned hereinabove, purchased 1/4th undivided share of 49.65 decimal land equivalent to 12.41 decimal, may be a little more or less, lying and situated at R.S. Dag Nos. 587 & 591 corresponding to L.R. Dag Nos. 567 & 571, L.R. Khatian No. 380 & 418, New L.R. Khatian No. 2835, under Mouza- Gangajoara, J.L. No. 18,



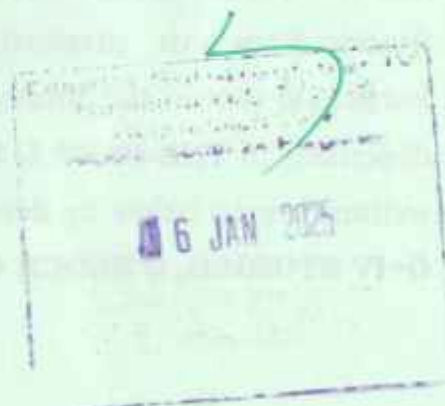
Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limits of Kamrabad Gram Panchayat (which is more fully and particularly described in **PART IV** of the **SCHEDULE** written herein below).

5. By a Deed of Conveyance dated 3rd November, 2017 and registered at the office of the Additional District Sub-Registrar, Gorla, South 24 Parganas in Book No. 1, Volume No. 1629-2017, Pages from 109366 to 109401, Being No. 162904213 for the year 2017 said **MAA DURGA ABASAN PRIVATE LIMITED**, i.e. **Land Owners No. 5** mentioned hereinabove, purchased 1/4th undivided share of 49.65 decimal land equivalent to 12.41 decimal, may be a little more or less, lying and situated at R.S. Dag Nos. 587 & 591 corresponding to L.R. Dag Nos. 567 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian No. 2805, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limits of Kamrabad Gram Panchayat (which is more fully and particularly described in **Part V** of the **Schedule** written herein below).
6. By a Deed of Conveyance dated 3rd November, 2017 and registered at the office of the Additional District Sub-Registrar, Gorla, South 24 Parganas in Book No. 1, Volume No. 1629-2017, Pages from 109366 to 109401, Being No. 162904213 for the year 2017 said **JALAN NIKETAN PRIVATE LIMITED**, i.e. **Land Owners No. 6** mentioned hereinabove, purchased 1/4th undivided share of 49.65 decimal land equivalent to 12.41 decimal, may be a little more or less, lying and situated at R.S. Dag Nos. 587 & 591 corresponding to L.R. Dag Nos. 567 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian No. 2833, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limits of Kamrabad Gram Panchayat (which is more fully and



particularly described in **Part VI** of the **Schedule** written herein below).

7. By a Deed of Conveyance dated 3rd November, 2017 and registered at the office of the Additional District Sub-Registrar, Gorla, South 24 Parganas in Book No. 1, Volume No. 1629-2017, Pages from 109366 to 109401, Being No. 162904213 for the year 2017 said **NEO SEAMLESS TUBES LIMITED**, i.e. **Land Owners No. 7** mentioned hereinabove, purchased 1/4th undivided share of 49.65 decimal land equivalent to 12.41 decimal, may be a little more or less, lying and situated at R.S. Dag Nos. 587 & 591 corresponding to L.R. Dag Nos. 567 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian No. 2834, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limits of Kamrabad Gram Panchayat (which is more fully and particularly described in **Part VII** of the **Schedule** written herein below).
8. **THE PART I, II, III, IV, V, VI AND VII of the SCHEDULE** written herein below (hereinafter collectively called and referred to as the **SAID PROJECT LAND**).
9. Now, the Owners herein are desirous to enter into a Development Agreement with the Developer herein with respect to the Said Project Land i.e. **ALL THAT** the piece and parcel of land measuring **223.65 decimal**, more or less, contained in R.S. Dag Nos. 587, 588 & 591 corresponding to L.R. Dag Nos. 567, 668 & 571, New L.R. Khatian Nos. 1383, 1384, 1382, 2835, 2805, 2833 & 2834, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limits of Kamrabad Gram Panchayat, more fully described in **THE PART I, II, III, IV, V, VI AND VII of the SCHEDULE** written herein below by development and construction of **A & B BLOCK G+IV STORIED, C BLOCK G+III STORIED RESIDENTIAL BUILDING(S)**

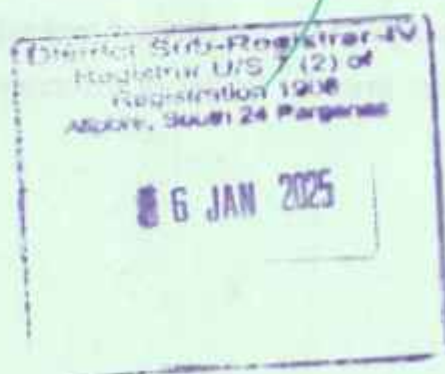


AND G+III COMMERCIAL BUILDING(S) on the said Project Land (hereinafter collectively referred to as **SAID PROJECT**) for their mutual benefit.

10. We, the above-named Grantors have granted all the rights of construction, development, management and transfer rights of the Said Project Complex and every part thereof to be constructed and developed on the Said Project Land to **JALAN BUILDERS PRIVATE LIMITED (PAN: AABCJ7754Q)** a company within the meaning of the Companies Act 1956 as extended by the Companies Act, 2013 having its registered office situated at 2, O.C. Ganguly Sarani, 'ALTITUDE', 10th and 11th Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhawanipore, Kolkata - 700020, by virtue of a Joint Development Agreement dated *06.01.2025* being no. *00091* for the year 2025, for doing all the acts and deeds as may be necessary for the purpose of development, promotion, construction, sale and transfer of all the saleable areas and units including all common parts and portion with common facilities and amenities in respect of Said Project Complex to be constructed on the Said Project Land.

11. We are, therefore, desirous of appointing jointly and/or severally (1) **JALAN BUILDERS PVT LTD.**, (having PAN: **AABCJ7754Q**) a company within the meanings of the Companies Act, 2013, having its registered office situated at 2, O.C. Ganguly Sarani, 'ALTITUDE', 10th and 11th Floor, Post Office- L.R. Sarani, Police Station- Bhawanipore, Kolkata-700020 and (2) **PRATIJK JALAN**, (having PAN: **AGYPJ5046R**), son of Shri Brij Mohan Jalan, residing at 9, Lovelock Place, 'Orbit Palace', Post Office & Police Station Ballygunge, Kolkata-700019, as our Constituted Attorneys/Power of Attorney holders to do the needful for the aforesaid purpose on our behalf and which the said attorney has agreed to do and the present Power of Attorney is irrevocable for all intents and purposes.

Doc no - 21/25

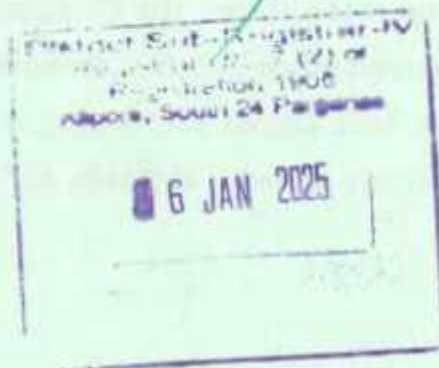


NOW KNOW YOU ALL BY THESE PRESENTS THAT We, **(1) JAI MATADI PLAZA PRIVATE LIMITED** (PAN: **AABCJ6871G** & CIN: **U70101WB2005PTC106557**), a company incorporated under the Companies Act of 1956 as amended on 2013, having its registered office at 2, O.C. Ganguly Sarani, '**ALTITUDE**', 10th & 11th Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020, previously situated at 122, J.N. Mukherjee Road, Ghusuri, Howrah-711107 and represented by its Authorised Signatory **Mr. Nikhil Chakraborty** (PAN: **AMLPC0560G** and Aadhaar No. **7977 5550 3655**) son of Late Nirmal Chakraborty, residing at 16, Chittaranjan Park, Post Office Jadavpur University, Police Station Jadavpur, Kolkata-700032, West Bengal, **(2) NARAYAN NIKETAN PRIVATE LIMITED** (PAN: **AACCN3198H** & CIN: **U70101WB2005PTC106555**), a Company incorporated under the Companies Act of 1956 as amended on 2013, having its registered office at 2, O.C. Ganguly Sarani, '**ALTITUDE**', 10th & 11th Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020, previously situated at 122, J.N. Mukherjee Road, Ghusuri, Howrah-711107 and represented by its Director **Mr. Nikhil Chakraborty** (PAN: **AMLPC0560G** and Aadhaar No. **7977 5550 3655**) son of Late Nirmal Chakraborty, residing at 16, Chittaranjan Park, Post Office Jadavpur University, Police Station Jadavpur, Kolkata-700032, West Bengal, **(3) TULSI ABASAN PRIVATE LIMITED** (PAN: **AACCT4671K** & CIN: **U70101WB2005PTC106565**), a company incorporated under the Companies Act of 1956 as amended on 2013, having its registered office at 2, O.C. Ganguly Sarani, '**ALTITUDE**', 10th & 11th Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020, previously situated at 122, J.N. Mukherjee Road, Ghusuri, Howrah-711107 and represented by its Director **Mr. Nikhil Chakraborty** (PAN: **AMLPC0560G** and Aadhaar No. **7977 5550 3655**) son of Late Nirmal Chakraborty, residing at 16, Chittaranjan Park, Post Office Jadavpur University, Police Station Jadavpur, Kolkata-700032, West Bengal, **(4) JALAN HI-MECH PRIVATE LIMITED** (PAN: **AAACJ6553G** & CIN: **U70102WB1994PTC062987**), a company incorporated under the Companies Act, 1956 as amended on 2013, having its registered office at 2, O.C. Ganguly Sarani, '**ALTITUDE**', 10th & 11th Floor, Post Office Lala Lajpat



06 JAN 2025

Rai Sarani, Police Station Bhowanipore, Kolkata-700020, previously situated at 238A, A.J.C. Bose Road, 2nd Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020 and represented by its Authorised Signatory **Mr. Nikhil Chakraborty** (PAN: **AMLPC0560G** and Aadhaar No. **7977 5550 3655**) son of Late Nirmal Chakraborty, residing at 16, Chittaranjan Park, Post Office Jadavpur University, Police Station Jadavpur, Kolkata-700032, West Bengal, **(5) MAA DURGA ABASAN PRIVATE LIMITED** (PAN: **AAFCM6137L** & CIN: **U51101WB2007PTC118812**), a company incorporated under the Companies Act, 1956 as amended on 2013, having its registered office at 2, O.C. Ganguly Sarani, '**ALTITUDE**', 10th & 11th Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020, previously situated at 236B, A.J.C. Bose Road, 2nd Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020 and represented by its Authorised Signatory **Mr. Nikhil Chakraborty** (PAN: **AMLPC0560G** and Aadhaar No. **7977 5550 3655**) son of Late Nirmal Chakraborty, residing at 16, Chittaranjan Park, Post Office Jadavpur University, Police Station Jadavpur, Kolkata-700032, West Bengal, **(6) JALAN NIKETAN PRIVATE LIMITED** (PAN: **AABCJ1715B** & CIN: **U45210WB1999PTC089125**), a company incorporated under the Companies Act, 1956 as amended on 2013, having its registered office at 2, O.C. Ganguly Sarani, '**ALTITUDE**', 10th & 11th Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore,, Kolkata-700020, previously situated at 238A, A.J.C. Bose Road, 2nd Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020 and represented by its Authorised Signatory **Mr. Nikhil Chakraborty** (PAN: **AMLPC0560G** and Aadhaar No. **7977 5550 3655**) son of Late Nirmal Chakraborty, residing at 16, Chittaranjan Park, Post Office Jadavpur University, Police Station Jadavpur, Kolkata-700032, West Bengal AND **(7) NEO SEAMLESS TUBES LIMITED** (PAN: **AACCN4345E** & CIN: **U27202WB2007PLC112454** a Company incorporated under the Companies Act, 1956 as amended on 2013 having its registered office at 2, O.C. Ganguly Sarani, '**ALTITUDE**', 10th & 11th Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-7000020, previously situated at 236B, A.J.C. Bose Road, 2nd Floor, Post Office Lala Lajpat



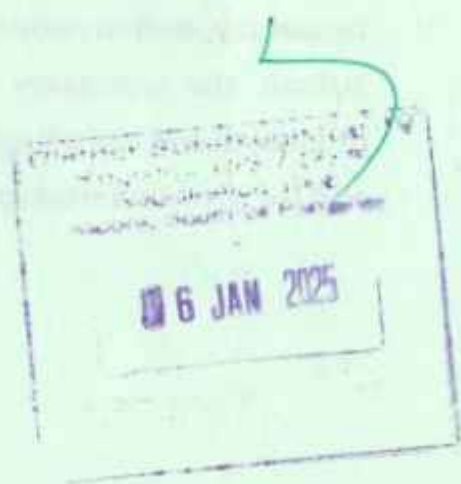
Rai Sarani, Police Station Bhowanipore, Kolkata-7000020, represented by its Authorised Signatory **Mr. Nikhil Chakraborty** (PAN: **AMLPC0560G** and Aadhaar No. **7977 5550 3655**) son of Late Nirmal Chakraborty, residing at 16, Chittaranjan Park, Post Office Jadavpur University, Police Station Jadavpur, Kolkata-700032, West Bengal, having been duly authorized in pursuance of a Resolution of the Board of Directors dated 8th August, 2023, do hereby irrevocably nominate, constitute and appoint jointly and/or severally (1) **JALAN BUILDERS PVT LTD.**, (having PAN: **AABCJ7754Q**) a company within the meanings of the Companies Act, 2013, having its registered office situated at 2, O.C. Ganguly Sarani, '**ALTITUDE**', 10th & 11th Floor, Post Office Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020 and (2) **PRATIK JALAN**, (having PAN: **AGYPJ5046R**) son of Shri Brij Mohan Jalan, residing at 9, Lovelock Place, 'Orbit Palace', Flat No. 2E, Post Office & Police Station Ballygunge, Kolkata- 700019 (hereafter called and referred to as "**THE SAID ATTORNEYS**") to be our true and lawful Attorneys for and on our behalf and in our name place and stead and/or do all or any of the following acts deeds and things jointly and/or severally in respect of the aforesaid property:

- i. To take all the necessary steps and actions as the said Attorneys deem it necessary in respect of safeguarding the Said Project Land and the Said Project to be constructed thereon.
- ii. To have prepared, approved and sanctioned all the necessary drawings, layouts, plans from the appropriate authorities as may be required for the purpose of construction and development of the Said Project and also to have the same modified and/or rectified and/or altered by such authorities, if required and as and when necessary, and in connection therewith to make, sign, execute and submit the necessary plans, forms, applications, declarations, original deeds including title deeds and/or other deeds, documents and/or give undertakings, pay fees, obtain and receive sanctions

The Board of Directors of the Corporation, Kansas, is hereby notified that the
annual meeting of the Corporation will be held at the headquarters of the
Corporation, at the office of the Secretary, at the City of Kansas, on the
first day of January, 1925, at 10 o'clock in the forenoon, for the purpose of
electing directors and officers, and for the transaction of such other business
as may come before the meeting. The Board of Directors of the Corporation
is hereby notified that the annual meeting of the Corporation will be held at
the headquarters of the Corporation, at the office of the Secretary, at the
City of Kansas, on the first day of January, 1925, at 10 o'clock in the
forenoon, for the purpose of electing directors and officers, and for the
transaction of such other business as may come before the meeting. The
Board of Directors of the Corporation is hereby notified that the annual
meeting of the Corporation will be held at the headquarters of the Corporation,
at the office of the Secretary, at the City of Kansas, on the first day of
January, 1925, at 10 o'clock in the forenoon, for the purpose of electing
directors and officers, and for the transaction of such other business as may
come before the meeting. The Board of Directors of the Corporation is hereby
notified that the annual meeting of the Corporation will be held at the
headquarters of the Corporation, at the office of the Secretary, at the City
of Kansas, on the first day of January, 1925, at 10 o'clock in the forenoon,
for the purpose of electing directors and officers, and for the transaction of
such other business as may come before the meeting. The Board of Directors
of the Corporation is hereby notified that the annual meeting of the Corporation
will be held at the headquarters of the Corporation, at the office of the
Secretary, at the City of Kansas, on the first day of January, 1925, at 10
o'clock in the forenoon, for the purpose of electing directors and officers,
and for the transaction of such other business as may come before the meeting.

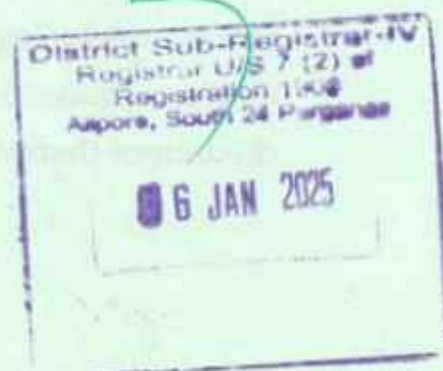
To all to whom these presents may come, I, the undersigned, Secretary of the
Corporation, do hereby certify that the foregoing is a true and correct copy
of the resolution of the Board of Directors of the Corporation, as the same
has been adopted by the Board of Directors of the Corporation.

Witness my hand and the seal of the Corporation, at the City of Kansas,
this 1st day of January, 1925.



and such orders and/or permissions as may be expedient for the aforesaid purpose.

- iii. To appear before all the necessary and/or appropriate authorities and/or local bodies and/or Government Departments under the applicable laws for the time being in force in connection with obtaining any kind of certificate, approval, consent, permission, clearance, sanctions, licenses and all and every matter in connection therewith.
- iv. To apply for and to obtain electricity, gas, water, sewage, drainage, telephone and all other utilities in respect of the Said Project to be constructed on the Said Project Land, as and when may be necessary and/or to make alteration or modifications therein and/or to discontinue the same and for that sign, execute, submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorneys.
- v. To warn off and/or prohibit and if necessary, proceed in due course of law against all or any trespasser(s) on the said Project Land or any part thereof and to take all other appropriate steps and/or actions and to prevent all nuisances, if found any.
- vi. To deposit, settle and/or pay all outgoings, fees, charges, expenses, etc. relating to the said Project Land to any authority, Government body, including taxes, rents, revenues and other charges whatsoever payable in respect of the said Project Land on our behalf as and when necessary, and to receive refunds and other monies, including compensation of any nature from requisition and/or acquisition authorities and to grant valid receipts and/or discharges thereof.



- vii. To sign, execute, modify, cancel, alter, draw, approve and present for registration and have registered all papers, plans, sketches, documents, declarations, undertakings, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanction of the Building or Construction Plans or any other approvals or permissions in respect of the said Project Land.
- viii. To appear before the appropriate authorities and Government Departments and/or its officers and also before all other State, Executive, Judicial, Quasi-Judicial, Municipal and other authorities and also before all Courts and Tribunals for all matters connected with the said Project Land and in connection with its utilities and sanctioning of the Plans and all other matters relating to the said Project Land.
- ix. To accept notice(s), summons and service(s) of documents or papers from any Court, Tribunal, Postal and/or other authorities and/or person(s).
- x. To affirm, sign and verify all pleadings including complaints, petitions, written statements, consent, petitions, affidavits, documents, vakalatnamas, Memorandum of Appeal in any proceedings in any way connected or related to the said Project Land and to represent or cause to be represented us before any Court of Munsiff, Assistant District Judge, District Judge, Magistrate, High Court or any other Courts, Adjudicating Authority/ies and Tribunals for all intents and purposes in connection to the said Project Land.
- xi. To appear before all Government Departments and file application(s), petition(s), forms, declarations, Indemnity Bond, Affidavits, Deeds, documents, Indentures, agreements, etc. signed



by the said Attorneys or any one of them on our behalf in connection to the said Project Land.

- xii. To take delivery of all plans and sanctions passed by the appropriate authorities in respect of the said Project to be constructed on the said Project Land and to sign good and valid receipt for acceptance in respect thereof.
- xiii. To negotiate, settle and/or deal with all prospective buyers, lessees, licensees or any other person(s) in respect of commercial dealings in respect of the said Project to be constructed on the said Project Land or any part thereof and to sign, execute, confirm, approve all such deeds and/or documents as may be necessary for the said purposes.
- xiv. To enter into and execute on our behalf all agreements in respect of the said Project to be constructed on the said Project Land or any part thereof and all the rights and properties appurtenant thereto and to sell out, lease out, let out, licence, create mortgage and/or any other charge(s), transfer and/or anyway otherwise dispose of the same or let out on such terms and conditions and to such person(s) and/or institution(s) as may be decided by the said Attorneys.
- xv. To apply for and obtain such certificates and other permissions and clearances, as may be required for execution and/or registration of the Deeds of Conveyance and/or any other documents of transfer in respect of the said Project to be constructed on the said Project Land or any part thereof.
- xvi. To get the conveyance or conveyances prepared from time to time in respect of all the saleable spaces, units, flats, whether residential or commercial comprised in the said Project to be



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constructed on the said Project Land or any part thereof prepared from any competent authority or person as may be required for the aforesaid purpose.

- xvii. To sign and execute the said deed(s) of conveyance and/or instrument(s) and/or indenture of transfer as may be required for fully and effectually conveying or transferring all the saleable spaces, units, flats, whether residential or commercial comprised in the said Project to be constructed on the said Project Land and/or part thereof on our behalf as we could have done ourselves, if personally present.
- xviii. To present the said conveyance or conveyances in respect of the all the saleable spaces, units, flats, whether residential or commercial comprised in the said Project to be constructed on the said Project Land and/or part thereof for registration, to admit execution and receipt of consideration, if any, before the competent Registration Authority for and to have the said conveyance or conveyances registered and to do all acts, deeds and things which our said attorneys shall consider necessary and appropriate for conveying and/or transferring and/or registration of the aforesaid property and/or part thereof on our behalf as fully and effectually in all respects as we could have done the same ourselves.
- xix. To collect and/or obtain the said conveyance or conveyances after the aforesaid registration from the competent Registration Authority along with all other relevant documents/papers on our behalf in respect of all the saleable spaces, units, flats, whether residential or commercial comprised in the said Project to be constructed on the said Project Land and/or part thereof.
- xx. To do every other acts incidental thereto in respect of transferring or conveying all the saleable spaces, units, flats, whether



residential or commercial comprised in the said Project to be constructed on the said Project Land and/or part thereof.

- xxi. To sign and submit all papers, applications, and/or documents as may be necessary, for having the mutation affected in all public records and with all authorities and/or person(s) and to take all the necessary steps in respect thereof before the said authorities or person(s) and to have the mutation duly effected.
- xxii. To appoint the lawyer, advocate, solicitor or counsel and their agents and to do all other required act or acts or activities and/or represent us before the concerned authorities or police stations or any Courts of law in respect of the aforesaid property, if needed.
- xxiii. To obtain permission or approval from the Planning Authorities and other authorities as may be required for the development and construction of the New Buildings in accordance with this Agreement and for that purpose to sign such applications, papers, writings, undertakings, appeals, etc., as may be required.
- xxiv. To enter upon the said land to comprise in the Said Project with men and material as may be required for the purpose of development work and erection of the New Buildings as per the Building Plans to be sanctioned.
- xxv. To appoint architects, contractors, sub-contractors consultants, professionals and surveyors as may be required and to supervise the development and construction work of the New Buildings on the said land.
- xxvi. To apply for modifications of the building plans from time to time as may be required.



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Asper, South 24 Parganas

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- xxvii. To apply for obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owners and required for the construction of the New Buildings but under no circumstances shall the Owners shall be responsible for the payment, price/value, storage and quality of the building materials.
- xxviii. To approach the concerned authorities for the purpose of obtaining permissions and service connections including water, sewerage and electricity for carrying out and completing the development of the said project land to comprise in the Said Project.
- xxix. To make payments and deposits with the Planning Authorities and other authorities for the purpose of carrying out the development work and construction of the New Buildings on the said land to comprise in the said Project Complex and to claim refunds of such deposits and to give valid and effectual receipt and discharge on behalf of the Owners in connection therewith.
- xxx. After completion of the construction of the New Buildings of the Said Project, to apply for and obtain completion certificate and occupancy certificate in respect thereof or parts thereof from the Planning Authorities.
- xxxi. To enter into any kind of agreement including Agreements for sale of the units/apartments/constructed spaces and car parking spaces of the Said Project along with or without the corresponding undivided share in the land to comprise in the Said Project.
- xxxii. To receive all monies, considerations, rents, deposits from the prospective buyers/allottees and/or lessee and/or any other third party in respect of all such Deed(s) of Conveyance and/or Deed(s) of Transfer and give due receipts thereof.

The undersigned is a duly qualified and experienced person for the purpose of the said contract and is willing to undertake the same on the terms and conditions specified in the tender document and to execute the same in accordance with the programme of work and the specifications of the said contract.

The undersigned is a duly qualified and experienced person for the purpose of the said contract and is willing to undertake the same on the terms and conditions specified in the tender document and to execute the same in accordance with the programme of work and the specifications of the said contract.

The undersigned is a duly qualified and experienced person for the purpose of the said contract and is willing to undertake the same on the terms and conditions specified in the tender document and to execute the same in accordance with the programme of work and the specifications of the said contract.



- xxxiii. To appear in any court or authority and to commence, institute, prosecute and/ or defend any action or legal proceedings relating to the development of the said land to comprise in the Said Project in any court of law or before any authority and for such purpose to appoint any Solicitor, Advocate, Lawyer in the name and on our behalf and pay the costs, expenses, fees and other outgoings and further to depose in the court of law or adjudicating authority, sign vakalatnama, sign and verify all pleadings including the plaint, written statement, affidavits, petitions, applications, appeals etc., and any other document or documents in furtherance of the said objective in respect of the said project land.
- xxxiv. To mortgage the units and/or Saleable areas of the Said Project to the bank and/or financial institution providing home loan to the intending purchaser and/or allottees and further to execute any further document or documents in furtherance of the above objective in order to secure such home loan.
- xxxv. 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, supplementary agreements, nominations, assignments, declarations, forms, receipts and such other documents and writings as in any way be required or necessary to be so done.
- xxxvi. In general to do all other acts, deeds, matters and things whether specified or not for us on our behalf relating to the Said Project to be constructed on the Said Land as the said Attorneys shall think fit and proper as amply and effectually and to do with all intents and purposes as we could have done in respect of the Said Project.



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6 JAN 2025

AND GENERALLY, the said Attorneys shall have the power to do all such other acts, deeds and things as may be required for and/or in connection with the aforesaid property and/or matters ancillary or incidental thereto as we ourselves could have done personally.

AND it is made clear that the powers and authorities hereby given and granted to and conferred upon our said Attorneys, shall in case of the first named Attorney being Jalan Builder Private Limited be available for exercise and may be exercised by any director or authorized representative of the first named Attorney who may be authorized by its Board of Directors from time to time.

AND we do hereby make it clear that the said Attorneys shall be entitled to act jointly and/or severally.

AND we do hereby agree and undertake to ratify, confirm and be bound by all and whatever other act or acts my our said Attorneys shall lawfully do or execute or perform or purport to do or cause to be done or executed or performed in connection with the aforesaid property by virtue of these present as if the same has been done by us personally.

AND the said Power of Attorney has been made by us without any coercion or pressure or fear, in my full consciousness and good health after reading it thoroughly and accepting it with free mind and consent so that it can be properly utilised in a legal way in case of need.

SCHEDULE OF THE SAID PROJECT LAND
AS REFERRED HEREIN ABOVE

PART I

ALL THAT the piece and parcel of land being 1/3rd undivided share of 174 decimal measuring about 58 decimal, more or less, in the name of **Jai Matadi Plaza Private Limited** lying and situated comprising in R.S. Dag Nos. 587, 588 & 591 corresponding to L.R. Dag Nos. 567, 568 & 571, L.R. Khatian Nos. 380



6 JAN 2025

& 418, New L.R. Khatian No. 1383, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limits of Kamrabad Gram Panchayat.

PART II

ALL THAT the piece and parcel of land being 1/3rd undivided share of 174 decimal equivalent to 58 decimal, more or less in the name of **Narayan Niketan Private Limited** lying and situated comprising in R.S. Dag Nos. 587, 588 & 591 corresponding to L.R. Dag Nos. 567, 568 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian No. 1384 under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limit of Kamrabad Gram Panchayat.

PART III

ALL THAT the piece and parcel of land being 1/3rd undivided share of 174 decimal equivalent to 58 decimal, more or less in the name of **Tulsi Abasan Private Limited** lying and situated comprising in R.S. Dag Nos. 587, 588 & 591 corresponding to L.R. Dag Nos. 567, 568 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian Nos. 1382, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limits of Kamrabad Gram Panchayat.

PART IV

ALL THAT the piece and parcel of land being 1/4th undivided share of 49.65 decimal equivalent to 12.41 decimal land, more or less in the name of **Jalan Hi-Mech Private Limited**, lying and situated comprising in R.S. Dag Nos. 587 & 591 corresponding to L.R. Dag Nos. 567 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian Nos. 2835, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently

IN THE COURT OF THE DISTRICT JUDGE OF THE DISTRICT OF COLUMBIA
IN AND FOR THE DISTRICT OF COLUMBIA
IN RE: THE ESTATE OF JAMES EARL RAY, DECEASED
JAMES EARL RAY, DECEASED, by and through the undersigned executor,
vs.
JAMES EARL RAY, DECEASED, by and through the undersigned executor.

REPORT

ALL THAT is shown and stated in the foregoing report of the
executor of the estate of JAMES EARL RAY, DECEASED, is true and
correct. The executor of the estate of JAMES EARL RAY, DECEASED,
has caused the same to be verified by the oath of himself and
of the following named persons, who are true and correct
persons, and who are acquainted with the facts and circumstances
concerning the same.

REPORT

ALL THAT is shown and stated in the foregoing report of the
executor of the estate of JAMES EARL RAY, DECEASED, is true and
correct. The executor of the estate of JAMES EARL RAY, DECEASED,
has caused the same to be verified by the oath of himself and
of the following named persons, who are true and correct
persons, and who are acquainted with the facts and circumstances
concerning the same.



REPORT

ALL THAT is shown and stated in the foregoing report of the
executor of the estate of JAMES EARL RAY, DECEASED, is true and
correct. The executor of the estate of JAMES EARL RAY, DECEASED,
has caused the same to be verified by the oath of himself and
of the following named persons, who are true and correct
persons, and who are acquainted with the facts and circumstances
concerning the same.



Narendrapur, in the District of South 24 Parganas, within the limits of Kamrabad Gram Panchayat.

PART V

ALL THAT the piece and parcel of land being 1/4th undivided share of 49.65 decimal equivalent to 12.41 decimal land, more or less, in the name of **Maa Durga Abasan Private Limited**, lying and situated comprising in R.S. Dag Nos. 587 & 591 corresponding to L.R. Dag Nos. 567 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian No. 2805, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limits of Kamrabad Gram Panchayat.

PART VI

ALL THAT the piece and parcel of land being 1/4th undivided share of 49.65 decimal equivalent to 12.41 decimal land, more or less, in the name of **Jalan Niketan Private Limited**, lying and situated comprising in R.S. Dag Nos. 587 & 591 corresponding to L.R. Dag Nos. 567 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian No. 2833, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limits of Kamrabad Gram Panchayat.

PART VII

ALL THAT the piece and parcel of land being 1/4th undivided share of 49.65 decimal equivalent to 12.41 decimal land, more or less, in the name of **Neo Seamless Tubes Limited**, lying and situated comprising in R.S. Dag Nos. 587 & 591 corresponding to L.R. Dag Nos. 567 & 571, L.R. Khatian Nos. 380 & 418, New L.R. Khatian No. 2834, under Mouza- Gangajoara, J.L. No. 18, Touzi No. 250, R.S. No. 52, Parganas Khaspur, under Police Station Sonarpur, presently Narendrapur, in the District of South 24 Parganas, within the limit of Kamrabad Gram Panchayat.



District Sub-Registrar-IV
Registrar UID 7121 of
Registration 1106
Aipore, South 24 Parganas

06 JAN 2025

IN WITNESS WHEREOF, we have executed these presents on this the 31st day of DECEMBER, 2024.

SIGNED AND DELIVERED BY

The withinnamed **GRANTORS**

At Kolkata in the presence of:

1) Rahul Dhor
Nitya Nagar
Kol - 75

2) Ratan Ghoshal
238A, A.J.C. Bose Road
Kol - 700020

SIGNED AND DELIVERED BY

The withinnamed **ATTORNEYS**

At Kolkata in the presence of:

1) Rahul Dhor

2) Ratan Ghoshal

Drafted and Prepared by:

Udayan Ray
UDAYAN RAY
Advocate
B.Com, LL.B, LL.M, A.I.B.E Qualified, PGDST
District Civil & Sessions Court,
South 24 Paraganas, Alipore,
WB/1629/2013

Jai Matadi Plaza Pvt. Ltd.

Nikhil Chakraborty
(Authorised Signatory)

NARAYAN NIKETAN PVT. LTD.

Nikhil Chakraborty
Director

Tulsi Abasan Pvt. Ltd.

Nikhil Chakraborty
Director

JALAN HI-MECH PVT. LTD.

Nikhil Chakraborty
Authorised Signatory

MAA DURGA ABASAN PVT. LTD.

Nikhil Chakraborty
Authorised Signatory

JALAN NIKETAN PVT LTD

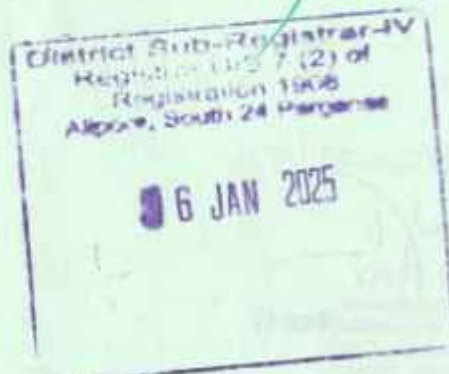
Nikhil Chakraborty
(Authorised Signatory)

NEO SEAMLESS TUBES LTD.

Nikhil Chakraborty
Authorised Signatory

Jalan Builders Pvt. Ltd.


Director





Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Nikhil Chakraborty*

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *[Signature]*

Thumb

1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb

1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



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District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Almore, South 24 Parganas

6 JAN 2025



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	8000043276/2025	Office where deed will be registered
Query Date	06/01/2025 1:04:32 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Rahul Dhar Ajaynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836926280, Status : Others	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
	Rs. 6,94,77,840/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160400091/2025	

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: KAMRABAD, Mouza: Gangajoyara, Pin Code : 700150

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-567	LR-1383	Bastu	Shali	58 Dec		1,80,96,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	LR-567	LR-1384	Bastu	Shali	58 Dec		1,80,96,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	LR-567	LR-1382	Bastu	Shali	58 Dec		1,80,96,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
L4	LR-567	LR-2835	Bastu	Shali	12.41 Dec		38,71,920/-	Property is on Road Adjacent to Metal Road, , Project Name :
L5	LR-567	LR-2805	Bastu	Shali	12.41 Dec		38,71,920/-	Property is on Road Adjacent to Metal Road, , Project Name :

AS- 1 of 7

L6	LR-567	LR-2833	Bastu	Shali	12.41 Dec		38,71,920/-	Property is on Road Adjacent to Metal Road, , Project Name :
L7	LR-267	LR-2834	Bastu	Shali	12.41 Dec		35,74,080/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			223.64Dec	0 /-	694,77,840 /-	
		Grand Total :			223.64Dec	0 /-	694,77,840 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Jai Matadi Plaza Private Limited 2, O C Ganguly Sarani, Altitude 10th 11th Floor, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	Narayan Niketan Private Limited 2, O.c. Ganguly Sarani, Altitude 10th 11th Floor, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 PAN No.:: AAxxxxxx8H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
3	Tulsi Abasan Private Limited 2,O. C. Ganguly Sarani, Altitude 10th 11th Floor, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 PAN No.:: AAxxxxxx1K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
4	Jalan Hi Mech Private Limited 2, O.c. Ganguly Sarani, Altitude, 10th 11th Flor, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 PAN No.:: AAxxxxxx3G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
5	Maa Durga Abasan Private Limited 2, O. C. Ganguly Sarani, Altitude 10th 11th Floor, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 PAN No.:: AAxxxxxx7L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
6	Jalan Niketan Private Limited 2, O. C. Ganguly Sarani, Altitude, 10th 11th Floor, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Major Information of the Deed

Deed No :	I-1604-01585/2025	Date of Registration	18/02/2025
Query No / Year	1604-8000043276/2025	Office where deed is registered	
Query Date	06/01/2025 1:04:32 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Rahul Dhar Ajaynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836926280, Status : Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 6,94,77,840/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160400091/2025		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: KAMRABAD, Mouza: Gangajoyara, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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L5	LR-567	LR-2805	Bastu	Shali	12.41 Dec		38,71,920/-	Property is on Road Adjacent to Metal Road, , Project Name :
L6	LR-567	LR-2833	Bastu	Shali	12.41 Dec		38,71,920/-	Property is on Road Adjacent to Metal Road, , Project Name :

L7	LR-267	LR-2834	Bastu	Shali	12.41 Dec		35,74,080/-	Property is on Road Adjacent to Metal Road, . Project Name :
		TOTAL :			223.64Dec	0 /-	694,77,840 /-	
		Grand Total :			223.64Dec	0 /-	694,77,840 /-	

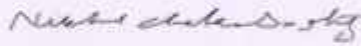
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Jai Matadi Plaza Private Limited 2, O C Ganguly Sarani, Altitude 10th 11th Floor, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
2	Narayan Niketan Private Limited 2, O.c. Ganguly Sarani, Altitude 10th 11th Floor, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx8H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
3	Tulsi Abasan Private Limited 2,O. C. Ganguly Sarani, Altitude 10th 11th Floor, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx1K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
4	Jalan Hi Mech Private Limited 2, O.c. Ganguly Sarani, Altitude, 10th 11th Flor, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx3G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
5	Maa Durga Abasan Private Limited 2, O. C. Ganguly Sarani, Altitude 10th 11th Floor, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx7L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
6	Jalan Niketan Private Limited 2, O. C. Ganguly Sarani, Altitude, 10th 11th Floor, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
7	Neo Seamless Tubes Limited 2, O.c. Gnaguly Sarani, Altitude 10th 11th Floor, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: aaxxxxxx5e,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	JALAN BUILDERS PRIVATE LIMITED 2, O. C. Ganguly Sarani, Altitude 10th 11th Floor, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: aaxxxxxx4q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Nikhil Chakraborty (Presentant) Son of Late Nirmal Chakraborty Date of Execution - 31/12/2024, , Admitted by: Self, Date of Admission: 06/01/2025, Place of Admission of Execution: Office	Photo  Jan 6 2025 1:33PM	Finger Print  Captured LTI 06/01/2025	Signature  06/01/2025
	16, Chittaranjan Park, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx0G,Aadhaar No Not Provided Status : Representative, Representative of : Jai Matadi Plaza Private Limited (as Authorised Signatory), Narayan Niketan Private Limited (as Authorised Signatory), Tulsi Abasan Private Limited (as Authorised Signatory), Jalan Hi Mech Private Limited (as Authorised Signatory), Maa Durga Abasan Private Limited (as Authorised Signatory), Jalan Niketan Private Limited (as Authorised Signatory), Neo Seamless Tubes Limited (as Authorised Signatory)			
2	Name Mr Pratiik Jalan Son of Mr Brij Mohan Jalan Date of Execution - 31/12/2024, , Admitted by: Self, Date of Admission: 06/01/2025, Place of Admission of Execution: Office	Photo  Jan 6 2025 1:34PM	Finger Print  Captured LTI 06/01/2025	Signature  06/01/2025
	9, Lovelock Place, Orbit Palace, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx6R,Aadhaar No Not Provided Status : Representative, Representative of : JALAN BUILDERS PRIVATE LIMITED (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Late R Dhar Ajaynagar, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078	 06/01/2025	 Captured 06/01/2025	 06/01/2025
Identifier Of Mr Nikhil Chakraborty, Mr Pratiik Jalan			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Jai Matadi Plaza Private Limited	JALAN BUILDERS PRIVATE LIMITED-8.28571 Dec
2	Narayan Niketan Private Limited	JALAN BUILDERS PRIVATE LIMITED-8.28571 Dec

3	Tulsi Abasan Private Limited	JALAN BUILDERS PRIVATE LIMITED-8.28571 Dec
4	Jalan Hi Mech Private Limited	JALAN BUILDERS PRIVATE LIMITED-8.28571 Dec
5	Maa Durga Abasan Private Limited	JALAN BUILDERS PRIVATE LIMITED-8.28571 Dec
6	Jalan Niketan Private Limited	JALAN BUILDERS PRIVATE LIMITED-8.28571 Dec
7	Neo Seamless Tubes Limited	JALAN BUILDERS PRIVATE LIMITED-8.28571 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Jai Matadi Plaza Private Limited	JALAN BUILDERS PRIVATE LIMITED-8.28571 Dec
2	Narayan Niketan Private Limited	JALAN BUILDERS PRIVATE LIMITED-8.28571 Dec
3	Tulsi Abasan Private Limited	JALAN BUILDERS PRIVATE LIMITED-8.28571 Dec
4	Jalan Hi Mech Private Limited	JALAN BUILDERS PRIVATE LIMITED-8.28571 Dec
5	Maa Durga Abasan Private Limited	JALAN BUILDERS PRIVATE LIMITED-8.28571 Dec
6	Jalan Niketan Private Limited	JALAN BUILDERS PRIVATE LIMITED-8.28571 Dec
7	Neo Seamless Tubes Limited	JALAN BUILDERS PRIVATE LIMITED-8.28571 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Jai Matadi Plaza Private Limited	JALAN BUILDERS PRIVATE LIMITED-8.28571 Dec
2	Narayan Niketan Private Limited	JALAN BUILDERS PRIVATE LIMITED-8.28571 Dec
3	Tulsi Abasan Private Limited	JALAN BUILDERS PRIVATE LIMITED-8.28571 Dec
4	Jalan Hi Mech Private Limited	JALAN BUILDERS PRIVATE LIMITED-8.28571 Dec
5	Maa Durga Abasan Private Limited	JALAN BUILDERS PRIVATE LIMITED-8.28571 Dec
6	Jalan Niketan Private Limited	JALAN BUILDERS PRIVATE LIMITED-8.28571 Dec
7	Neo Seamless Tubes Limited	JALAN BUILDERS PRIVATE LIMITED-8.28571 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Jai Matadi Plaza Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
2	Narayan Niketan Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
3	Tulsi Abasan Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
4	Jalan Hi Mech Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec

5	Maa Durga Abasan Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
6	Jalan Niketan Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
7	Neo Seamless Tubes Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Jai Matadi Plaza Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
2	Narayan Niketan Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
3	Tulsi Abasan Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
4	Jalan Hi Mech Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
5	Maa Durga Abasan Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
6	Jalan Niketan Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
7	Neo Seamless Tubes Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Jai Matadi Plaza Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
2	Narayan Niketan Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
3	Tulsi Abasan Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
4	Jalan Hi Mech Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
5	Maa Durga Abasan Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
6	Jalan Niketan Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
7	Neo Seamless Tubes Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Jai Matadi Plaza Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
2	Narayan Niketan Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
3	Tulsi Abasan Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
4	Jalan Hi Mech Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
5	Maa Durga Abasan Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
6	Jalan Niketan Private Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec

7	Neo Seamless Tubes Limited	JALAN BUILDERS PRIVATE LIMITED-1.77286 Dec
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Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: KAMRABAD, Mouza: Gangajoyara, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 567, LR Khatian No:- 1383	Owner:ডঃ বাজেন্দ্র প্রসাদ সিং, Address:122, জা.এন.মুখার্জী রোড, ১১০৩৬১, Classification:পলি, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 567, LR Khatian No:- 1384	Owner:বাজেন্দ্র নিকেন্দ্র প্রসাদ সিং, Address:122, জা.এন.মুখার্জী রোড, ১১০৩৬১-৭১১১০৭, Classification:পলি, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 567, LR Khatian No:- 1382	Owner:ব্রজেন আবদুল প্রসাদ সিং, Address:122, জা.এন.মুখার্জী রোড, ১১০৩৬১, Classification:পলি, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 567, LR Khatian No:- 2835	Owner:জালাল হাইডেল প্রসাদ সিং, Gurdian:মজীদ কুমার চৌধুরী, Address:নিজ Classification:পলি, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 567, LR Khatian No:- 2805	Owner:সাবুর আলম প্রসাদ সিং, Gurdian:প্রভিষ্ঠ জালাল, Address:নিজ Classification:পলি, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 567, LR Khatian No:- 2833	Owner:জালাল নিকেন্দ্র প্রসাদ সিং, Gurdian:বিহার মখম জালাল, Address:নিজ Classification:পলি, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 267, LR Khatian No:- 2834		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160401585 / 2025

On 06-01-2025

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

Presented for registration at 13:17 hrs on 06-01-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Nikhil Chakraborty .

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 6,94,77,840/-

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

Execution is admitted on 06-01-2025 by Mr Pratiik Jalan, Director, JALAN BUILDERS PRIVATE LIMITED, 2, O. C. Ganguly Sarani, Altitude 10th 11th Floor, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Identified by Mr Rahul Dhar, ., Son of Late R Dhar, Ajaynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

Execution is admitted on 06-01-2025 by Mr Nikhil Chakraborty, Authorised Signatory, Jai Matadi Plaza Private Limited, 2, O C Ganguly Sarani, Altitude 10th 11th Floor, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Authorised Signatory, Narayan Niketan Private Limited, 2, O.c. Ganguly Sarani, Altitude 10th 11th Floor, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Authorised Signatory, Tulsi Abasan Private Limited, 2,O. C. Ganguly Sarani, Altitude 10th 11th Floor, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Authorised Signatory, Jalan Hi Mech Private Limited, 2, O.c. Ganguly Sarani, Altitude, 10th 11th Flor, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Authorised Signatory, Maa Durga Abasan Private Limited, 2, O. C. Ganguly Sarani, Altitude 10th 11th Floor, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Authorised Signatory, Jalan Niketan Private Limited, 2, O. C. Ganguly Sarani, Altitude, 10th 11th Floor, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Authorised Signatory, Neo Seamless Tubes Limited, 2, O.c. Gnaguly Sarani, Altitude 10th 11th Floor, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Identified by Mr Rahul Dhar, ., Son of Late R Dhar, Ajaynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 33599, Amount: Rs.100.00/-, Date of Purchase: 24/05/2024, Vendor name: Subhankar Das



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 18-02-2025

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.

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 41246 to 41280

being No 160401585 for the year 2025.



Digitally signed by Anupam Halder
Date: 2025.02.18 16:26:09 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 18/02/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.