

18939/2024

L-18594/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AV 002101

Handwritten signature and date: 18/12/2024

Additional Registrar of Assurances-IV, Kolkata

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

Handwritten signature
Additional Registrar of Assurances-IV, Kolkata

GENERAL POWER OF ATTORNEY

11 DEC 2024

KNOWN ALL MEN BY THIS PRESENTS that WE, 1. SMT. MANJU JHUNJHUNWALA (Income Tax PAN :ACXPJ3285H) wife of Late Sri Ashok Jhunjhunwala by Faith Hindu, Nationality- Indian, by occupation Housewife and residing at 18. Jatindra Mohan Avenue, Police station :Burtolla , Post office: Beadon Street , Kolkata - 700 006, and 2.SRI ADITYA JHUNJHUNWALA (Income Tax PAN : AEVPJ6366F) son of Late Sri Ashok Jhunjhunwala by Faith Hindu, Nationality- Indian by occupation Business and residing at 18. Jatindra Mohan Avenue, Police station :Burtolla , Post office: Beadon Street , Kolkata - 700 006, do hereby send Greetings :-

Manju Jhunjhunwala
Aditya Jhunjhunwala

Aditya Jhunjhunwala

Sl. No. 31390 Sold to.....

Address.....

A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001

Rs. 100/- (Rupees One Hundred) only

Issue Date:....., Sign: 

Nikunj Behera Adv.
High court ear

05 DEC 2024



to certify as correct the copy of the
stamp and the receipt and to certify
the stamp and the receipt shall have the
same effect as the original.

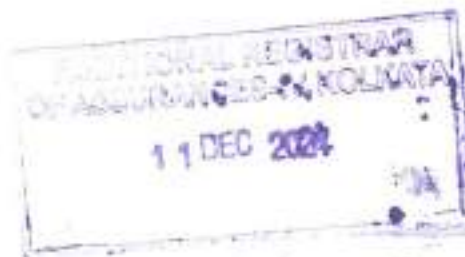
to certify as correct the copy of the
stamp and the receipt and to certify
the stamp and the receipt shall have the
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to certify as correct the copy of the
stamp and the receipt and to certify
the stamp and the receipt shall have the
same effect as the original.

31390



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WHEREAS we the Principals along with the Attorney herein are jointly and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **ALL THAT** piece and parcel of land measuring about **21 (Twenty one) cottahs ,29 (twenty Nine) sq.ft.** be the same a little more or less and on actual measurement 1404.682 Sq. Mtrs or 15114 sq.ft. more or less consisting of a separate two storied brick built measuage tenanted house and corrugated iron shed standing thereon measuring 740 sq.ft. more or less and another structure being partly one storied and partly two storied brick built measuage tenement or tenanted house measuring 6640 sq.ft. more or less situate lying at and being premises Nos.82A, NimtollaNimtollaGhat Street, Police station - Jorabagan Post office : Beadon street , Kolkata - 700 006 morefully described in the schedule mentioned hereunder and free from all encumbrances,charges,liens,lispendens of whatsoever and howsoever nature ;

AND WHEREAS under an Agreement for Development dated **25th February, 2020** Wealongwith Late Sri Ashok Jhunjhunwala and the attorney herein have entrusted the said **ALL THAT** piece and parcel of land measuring about **21 (Twenty one) cottahs ,29 (twenty Nine) sq.ft.** be the same a little more or less and on actual measurement 1404.682 Sq. Mtrs or 15114 sq.ft. more or less consisting of a separate two storied brick built measuage tenanted house and corrugated iron shed standing thereon measuring 740 sq.ft. more or less and another structure being partly one storied and partly two storied brick built measuage tenement or tenanted house measuring 6640 sq.ft. more or less situate lying at and being premises Nos.82A, NimtollaNimtollaGhat Street, Police

Mani Anj
Aditya



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ADDL. REGISTRAR OF ASSURANCES
KOLKATA
11 DEC 2024

station – Jorabagan Post office : Beadon street , Kolkata – 700 006 and within the limits of the Kolkata Municipal Corporation more fully and particularly mentioned, described, explained, enumerated, provided and given in the “**SCHEDULE**” hereunder written and hereinafter referred to as “**SAID LAND**” to M/S Damani Builders Private Limited (Therein mentioned as the Developer) for development as per the terms conditions and covenants mentioned therein and **JHUNJHUNWALA DEVELOPERS PRIVATE LIMITED** therein mentioned as the confirming Party ;

Thereafter the said Development Agreement has been amended on two occasions vide Supplementary Development Agreement dated 14th July, 2021 registered before the Additional Registrar of Assurances -IV, Kolkata recorded in Book No. I, CD Volume No. 1904-2021 pages from 289948 to 289986 and being Deed no. 190405967 for the year 2021 and vide Supplementary Development Agreement dated 28th November, 2024 registered before the ARA-IV, Kolkata registered in Book No. I, Volume No. 1904-2024 pages from 890310 to 890338 being no. 190417468 for the year 2024.

AND WHEREAS pursuant to the aforesaid Development Agreement the Principals herein along with attorney herein have also executed a registered power of attorney in favour of Sri Ashwini Kumar Damani the Director of Damani Builders Pvt Ltd, in the office of A.R.A-IV, Kolkata, dated December 4th, 2024 recorded in the Book No.-I, Volume No-1904-2024 ,Page No.-913040 to 913065 , being no-190418114 for the year 2024.

AND WHEREAS Smt. Manju Jhunjhunwala is suffering from age related ailments she has been advised not to move out of her house. **AND WHEREAS Sri Aditya Jhunjhunwala** has other professional commitments for which he has to frequently travel outside Kolkata.

Manju
Ashwini

Ami



REGISTRAR OF ASSURANCES, KOLKATA
11 DEC 2024

Therefore the Principals herein unable to make themselves available for executing and signing of documents pertaining to said Development Agreement. As such, the Principals herein Smt .Manju Jhunjhunwala and Aditya Jhunjhunwala have decided to execute and register this Power of Attorney in favour of our son/brother **SRI AMIT JHUNJHUNWALA (Income Tax PAN : AFRPJ5772Q)** son of Late Sri Ashok Jhunjhunwala by Faith Hindu ,Nationality- Indian, by occupation Business and residing at 18. Jatindra Mohan Avenue, Police station :Burtolla , Post office: Beadon Street , Kolkata – 700 006as our **TRUE & LAWFUL ATTORNEY/S** as below ;

NOW KNOW BY THESE PRESENTS that we1. SMT. MANJU JHUNJHUNWALA (Income Tax PAN :ACXPJ3285H) wife of Late Sri Ashok Jhunjhunwala by Faith Hindu, Nationality- Indian, by occupation Housewife and residing at 18. Jatindra Mohan Avenue, Police station :Burtolla, Post office: Beadon Street , Kolkata – 700 006 **AND 2.SRI ADITYA JHUNJHUNWALA (Income Tax PAN : AEVPJ6366F)** son of Late Sri Ashok Jhunjhunwala by Faith Hindu , Nationality- Indian ,by occupation Business and residing at 18. Jatindra Mohan Avenue, Police station :Burtolla , Post office: Beadon Street , Kolkata – 700 006, do hereby nominate constitute and appoint the said **SRI AMIT JHUNJHUNWALA (Income Tax PAN : AFRPJ5772Q)** son of Late Sri Ashok Jhunjhunwala by Faith Hindu, Nationality- Indian, by occupation Business and residing at 18. Jatindra Mohan Avenue, Police station : Burtolla , Post office: Beadon Street , Kolkata – 700 006 as our **TRUE & LAWFUL ATTORNEY/S** to do sign and exercise singly or jointly, if required all or any of the powers enumerated hereunder and cause and/or to execute and perform or cause to be done, executed and performed for and on our behalf and in our name with power to act and to do

Manju
Aditya

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
11 DEC 2021

exercise, carry out, execute or perform any of the acts, deeds, things, powers or authorities in anywise relating to the said Land including

those as contained hereinafter, being the under mentioned acts deeds and things related to and / or arising out of and in relation to **ALL THAT** piece and parcel of land measuring about **21 (Twenty one) cottahs ,29 (twenty Nine) sq.ft.** be the same a little more or less and on actual measurement **1404.682 Sq. Mtrs or 15114 sq.ft.** more or less consisting of a separate two storied brick built measuage tenanted house and corrugated iron shed standing thereon measuring 740 sq.ft. more or less and another structure being partly one storied and partly two storied brick built measuage tenement or tenanted house measuring 6640 sq.ft. more or less situate lying at and being premises Nos.82A, NimtollaNimtollaGhat Street, Police station - Jorabagan Post office : Beadon street , Kolkata - 700 006 and within the limits of the Kolkata Municipal Corporation more fully and particularly mentioned, described, explained, enumerated, provided and given in the "**SCHEDULE**" hereunder written and hereinafter referred to as "**SAID LAND**" mentioned hereunder and to do the any acts including as mentioned hereinafter.

1. To sign and apply for all permissions as may be required or sign all and any documents in any matter in respect of the said Land. The Attorney here is fully authorized to sign and present all documents and/or use and exercise all powers mentioned hereunder in respect of and relating to the said land and interalia sign all forms, documents, Affidavits, present himself at any or all Government offices or otherwise .
2. The Attorney is fully authorized to sign and present and represent us before any central or state government and shall sign and handover all documents/Affidavits /Forms and /or any other

Manjiv Anand 



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ADDITIONAL REGISTRAR
OF ASSURANCES-V, KOLKATA
11 DEC 2021

papers or documents as may be required by the said Developer in accordance with the said Development Agreement .

3. To appear before the LD, Additional District Magistrate, Or District Magistrate or Urban land Ceiling Authorities or before any other Central or State Government officers or before any Judicial Authority or Quasi Judicial Authority or Otherwise before any Government or Semi Government Authorities or Private bodies or any company or otherwise as required in connection with Mutation, Conversion of Land, Permission from Urban Land Ceiling Authorities etc.,if applicable and sign and present all forms documents ,affidavits ,make submissions oral or written and present himself before any or all authorities .
4. To sign and handover to the Developer all modified or changed plan or any other Drawings or any other document or otherwise in connection with the said land morefully described in the Schedule mentioned hereunder.
5. To apply for Electricity Line/connection, Drainage line, sewerage lines and all or any other work as may be necessary on the said Land after conversion or otherwise as the Attorney may deem fit and proper or as required by the Developer .
6. To appear before any Central or state Government offices and to take all steps in connection with the Land for any other purpose deemed fit by the said Attorney for the purpose of construction as per the Development Agreement .
7. To apply for and obtain electricity, gas, water, sewerage, drainage and other connection of any other utility in the said property

Munir Akhtar Amin



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
11 DEC 2022

and/or to make alteration therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers applications documents and to do all other acts, deeds and things as may be deemed fit and proper by our said Attorney as required by the Developer .

8. To pay all rents, taxes, charges, expenses and other outgoings whatsoever payable for and on behalf of the said property or any part thereof at our costs.
9. To file and submit declarations, statements, applications, and/or returns make commitments and give undertakings to the necessary authority or authorities in connection with the matters herein contained and as per the Development Agreement .
10. To enter into any Agreement with any other person/s on our behalf (Owner's Allocation only) and to sign and execute all other Deed , Documents including Agreement for sale, Deed of conveyances , Declaration Deeds, Boundry declaration , Transfer deeds or instruments on our behalf and in that matters appear and to sign ,execute ,register , present all or any documents and represent us before any Notary, Registrar of Assurances, District Registrar, Additional District Sub-Registrar, District sub-Registrar , Metropolitan Magistrate and other officer or officers or Authority or Authorities having jurisdiction and to execute, present for registration and to acknowledge and register or have registered and perfected all Agreements for sale , Deed/s of conveyances , any other instruments and writings by whatsoever name called and which shall be executed and signed by our said Attorney in any manner concerning the said property in accordance with the aboverferred Agreement for developers share of allocation .

Manju Altiya Amf



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

11 DEC 2021

11. The Attorney holders herein is hereby fully authorized to register in favour of prospective purchasers all Flats towards Owner's Allocation only including our undivided share of land in the said Land and along with various common areas in the said Land as they deem fit and proper and accept and receive all moneys thereon save and except the owners allocation .
12. To accept notices and service of papers from the Kolkata Municipal Corporation Postal and/or other authorities and/or persons, Govt., semi-Govt., Public body or body corporate/private organizations in relation to the said land etc.
13. To appoint any Professional/Skilled/Unskilled to look after our said property and also to fix up remuneration thereto.
14. To pay all outgoings, including Municipal Tax, Urban Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the said property.
15. To look after control manage and supervise the administration of the said property.
16. To represent ourselves before the Kolkata Municipal Corporation and/or other bodies/authorities/Statutory bodies Municipalities /Panchayat /individuals in all respects which may interalia include the following :-
 - a. To sign and handover all documents given by the Developer pertaining to licensed and registered Architect or Architects, Surveyor or Surveyors or other persons for the purpose of preparation and submission of modified Plans, Drawings,

Manjiv A. Tyagi "Amj"



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
11 DEC 2021

Elevations and all other related documents and papers as may be required for the modification/sanction of the plan and all other appropriate and concerned Authorities .

- b. To apply for sign, affirm and submit in our name all required Plans, Drawings /Revised Drawings and all other related documents, affidavits, declarations, papers, writings, forms or others by whatever name called before the Kolkata Municipal Corporation, Kolkata Municipal Development Authority, Kolkata Improvement Trust and / or Municipality/Kolkata Municipal Corporation any other related authorities and / or Government Bodies or Panchayat or as may be reasonably required in accordance with law for the purpose of or related to or arising for the purpose of getting the plans modified .
- c. To apply for and receive completion certificates and / or occupancy certificate from the Kolkata Municipal Corporation/Municipality and / or otherwise from any applicable Municipality/Authority as required by the Developer .
- d. To take all actions and proceeding so that the Plans and Drawings that may be sanctioned and to settle and compromise all actions and proceedings on such terms, conditions, or covenants and for such consideration as our said Attorney may deem fit, appropriate, expedient and proper.
- e. To represent us before any Court of Law, whether civil, criminal, revenue, writ, arbitration or any other jurisdiction of whatsoever nature, Tribunal, District/City Court/High

Manjiv Aditya Anil



11 DEC 2024

Court/Barasat/Sealdah / Supreme/Alipore court and or any other court in the state of West Bengal and /or any other court /Quasi Judicial Authority or any other Authority, Statutory or otherwise to all intents, purpose or nature and to institute, prosecute, file, initiate, carry on, defend, resist, settle, compromise, or to do any other acts deeds or things relating to or arising out of the property/building at the said Land or otherwise and to sign all Plaints of terms of settlement and / or no objection certificates and / or any other declarations and / or other related documents as may be required to be filed before the Hon'ble High Court at Calcutta and / or any other court in relation to any suit, written statements, petitions, affidavits, vakalatnamas, warrants, or any other pleadings or whatsoever nature, instruments, documents, terms of settlement, compromise, receipts, from or any other writing or papers as may be required and to receive, accept and acknowledge receipt of all services, summons, notices, processes, legal papers, payments, documents, instruments, writing or otherwise by whatever name called, described or distinguished and to engage, appoint, discharge, change, dismiss lawyers, counsel, advocates, pleaders, agents, or any other person or body, firm or otherwise on such terms and conditions as he may deem fit and expedient.

- f. To apply for, sign, affirm and submit in our name all required Plans, Drawings and all other related documents papers, writings, forms or others by whatever name called as may be reasonably required in accordance with law for the purpose of or related to or arising out of erection, at the said Land from the Kolkata Municipal corporation and or Municipality/Kolkata Municipal Corporation as may be required under the Building Rules of the Kolkata Municipal corporation and or Municipality/Kolkata Municipal Corporation and/or any other

Manoj Aditya

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11 DEC 2024

Municipality /Corporation and register the same for getting sanction of plan and to appear and represent us before all authorities and all of its departments, Kolkata Improvement Trust, Urban Land Ceiling Authorities, CESC Ltd. any other Authority or Authorities or Tribunal or otherwise relating to and / or arising out of any permission, no objection, clearance or otherwise, as may be required so as to obtain sanction and approvals relating thereto and to make, sign, execute, verify, affirm all or any documents, papers, forms, affidavits, declarations or others and to accept services of all notices or communications or otherwise and also to produce original documents for their verification including the Government Department and / or Officers and also all other State, Executive, Judicial or quasi-judicial authorities for having the amalgamation and mutation if necessary, effected in all public records and with all authorities and/or persons and for fixation and finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents including building plan /revised Buildings plans and/or any modifications thereto and to do all other acts, deeds and things as our said Attorney may deem it fit and proper.

- g. To apply for Mutation and obtain all other required permissions, approvals, consents or otherwise by whatever name called from every Authorities and/or Bodies.
- h. To appear before the Kolkata Municipal Corporation and all of its departments, Kolkata Improvements Trust, Urban Land Ceiling Authorities, CESC Ltd; any other Authority or Authorities or Tribunal or otherwise relating to and/or arising out of any permission, no objection, clearance or otherwise, clearances or

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11 DEC 2024

otherwise as may be required so as to obtain sanctions and approvals relating thereto and to make, sign, execute, verify and affirm all or any documents, papers, forms, affidavits, declarations or others and to accept services of all notices or communications or otherwise and also to produce original documents for their verifications.

17. To appear before the appropriate Authorities, including C. E. S. C. Ltd; and to apply for and obtain necessary permissions and approvals for electricity, water and sanitation connections and supply of all other infrastructural facilities at the said proposed Building and to apply for and obtain Completion Certificate and to pay and deposit all required payments therein.
18. **AND GENERALLY** to do all acts, deeds and things as may be required to be done, executed and performed for the purpose of erection, construction and completion of the building at the said Land in accordance with law on our behalf .
19. To negotiate for sale, lease and transfer with the intending purchaser or purchasers of various Flats in the new building to be constructed for Owner's Allocation only morefully described in the schedule hereunder written and for the purpose to sign, execute and enter into agreement for sale with such intending purchasers and to receive earnest money and deposit the same in our account .
20. To receive from such intending purchaser or purchasers any earnest money and/or advances and also the balance consideration money including the entire consideration money in

Mangin Aditya Anil



ADDITIONAL REGISTRAR
OF ASSAM - DISPURA
11 DEC 2008

our name and give valid receipts and discharge for the same and deposit the same in our account. *The power of Attorney is revocable*

21. To validly and formally give possession of the Flats to the prospective purchaser by handing over vacant possession after receipt of the entire consideration money.
22. To give and/or pay brokerage, commission and or incur any other expenses as may be required to be paid for sale of Flats ,if any .
23. The Attorney is hereby authorised to hold the consideration from sale of Flats in Bank accounts and release the same as and when the same is allowed as per the West Bengal Housing Industry Regulation Act (HIRA) 2017 or Real State Regulation Act or as applicable from time to time.
24. The Attorney holder is hereby authorised to file all returns as required by West Bengal Housing Industry Regulation Act (HIRA) 2017 or Real State Regulation Act or as applicable from time to time on our behalf .
25. To appear before any Registering Authority in West Bengal or any concerned Registration office for the time being in force and to present all Agreement/s for sale /Deeds of conveyances/Rectifications Deeds/Declaration etc and to sign, present and register all such documents in person and register the same in favour of any prospective purchaser/s with regard to

Manoj Aditya

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Manoj Aditya



ADDITIONAL REGISTRAR
OF AGRI. MED. SCI., KOLKATA
11 DEC 2020

the Owner's Allocation including appearing on our behalf for transfer of undivided share of land.

26. Be it noted that this Power of attorney is being granted in favour of the said attorney without any consideration and no interest or right of the attorney is created on the property which is the subject matter of this Power of Attorney.
27. To sign, execute, affirm, verify, file or serve any undertaking, affidavit, bond, plaints, petition, application, written statement or any other papers deeds or documents whatsoever.

AND WHEREAS the said Attorney shall have the power to do all such other acts, deeds and things relating to the said property, in all manners whatsoever, on our behalf as we could have lawfully done if we were personally present.

Be it noted that this Power of Attorney is being granted in favour of the Said attorney without any consideration and no interest or right of the attorney is created on the Property which is the Subject matter of this Power of Attorney and that further the said attorney shall not hereby obtain or have power to make any Construction Development Work on the Said Property.

The sale proceeds and/or any other sums received by the attorney will be deposited on the Account of the principal.

AND WE DO HEREBY RATIFY AND CONFIRM and agree to ratify and confirm at all times hereafter of all act, deeds and things of whatsoever nature the said Attorney shall lawfully do, execute and perform by virtue of these presents.

Mangin Aditya

Amf



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
11 DEC 2022

AND THAT for the purpose of proper and effective identifications of the Attorney his signature has hereunto been authenticated by us.

THE SCHEDULE HEREINABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about **21 (Twenty one) cottahs ,29 (twenty Nine) sq.ft.** be the same a little more or less together with a structure standing thereon lying at and being premises Nos.82A, NimtollaNimtollaGhat Street, Police station - Jorabagan Post office : Beadon street , Kolkata - 700 006 and within the limits of the Kolkata Municipal Corporation which is butted and bounded as follows:-

ON THE NORTH: Md. Ram Jan Lane

ON THE SOUTH: NimtollaGhat Street

ON THE EAST: 80.Nimtolla Ghat Street

ON THE WEST: Common passage

Mangji Shu Shuwal
Abdya Mujherwale

Amit Shu Shuwal



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
11 DEC 2022

IN WITNESS WHEREOF we have hereunto set and subscribed my/our respective hands and signed and executed this Power of Attorney on this the 11th day of December, 2024 at Kolkata.

SIGNED SEALED AND DELIVERED by

thewithinnamed Principals at Kolkata

in the presence of :

Mangin Jha Jha wala
Asbtye Bhujhunjwala

WITNESS :

1. Tapas Kumar
7E. K. S. Myra
Kul - 1

2. Nishu Chandra
6012 Post Hart.
Kul - 1

Accepted

Amit Jhunjhunwala
SRI AMIT JHUNJHUNWALA

Drafted by me:-


Nikunj Berlia

Advocate

WB1264/2011

H.C. Chakrabarty



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
11 DEC 2024

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or					
1.	 <i>Manjira Jha Jha wsh</i>					
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
2.	 <i>Abhaya Singhwani</i>					
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
3.	 <i>Anshu Sharma</i> <i>hsh</i>					
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
4.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
11 DEC 2024

Major Information of the Deed

Deed No :	I-1904-18594/2024	Date of Registration	11/12/2024
Query No / Year	1904-2003142655/2024	Office where deed is registered	
Query Date	11/12/2024 11:29:47 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Pulak Samanta Nuntia,Thana : Bagnan, District : Howrah, WEST BENGAL, PIN - 711312, Mobile No. : 9123353862, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value:	Market Value		
	Rs. 7,96,21,450/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4B(d))	Rs. 11/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



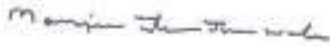



District: Kolkata, P.S:- Jorabagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nirmala Ghat Street, Premises No: 82A, , Ward No: 000 Pin Code : 700006

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	21 Katha 29 Sq Ft		7,44,19,450/-	Property is on Road
Grand Total :				34.7165Dec	0 /-	744,19,450 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	740 Sq Ft.	0/-	2,22,000/-	Structure Type: Structure Tenanted, Gr. Floor, Area of floor : 740 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete
S2	On Land L1	6640 Sq Ft.	0/-	49,80,000/-	Structure Type: Structure Tenanted, Gr. Floor, Area of floor : 3320 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 3320 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
Total :		7380 sq ft	0 /-	52,02,000 /-	



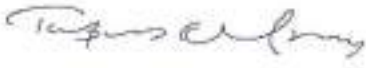
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Smt Manju Jhunjunwala Wife of Late Ashok Jhunjunwala Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 11/12/2024 ,Place : Office</p>	<p>Photo</p>  <p>11/12/2024</p>	<p>Finger Print</p>  <p>Captured LTI 11/12/2024</p>	<p>Signature</p>  <p>11/12/2024</p>
<p>18, Jatindra Mohan Avenue, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,Date of Birth:XX-XX-1XX0 , PAN No.:: ACxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 11/12/2024 ,Place : Office</p>				
2	<p>Name</p> <p>Shri Aditya Jhunjunwala (Presentant) Son of Late Ashok Jhunjunwala Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 11/12/2024 ,Place : Office</p>	<p>Photo</p>  <p>11/12/2024</p>	<p>Finger Print</p>  <p>Captured LTI 11/12/2024</p>	<p>Signature</p>  <p>11/12/2024</p>
<p>18, Jatindra Mohan Avenue, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,Date of Birth:XX-XX-1XX3 , PAN No.:: AExxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 11/12/2024 ,Place : Office</p>				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Shri Amit Jhunjunwala Son of Late Ashok Jhunjunwala Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 11/12/2024 ,Place : Office</p>	<p>Photo</p>  <p>11/12/2024</p>	<p>Finger Print</p>  <p>Captured LTI 11/12/2024</p>	<p>Signature</p>  <p>11/12/2024</p>
<p>Son of Late Ashok Jhunjunwala 18, Jatindra Mohan Avenue, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,Date of Birth:XX-XX-1XX7 , PAN No.:: AFxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 11/12/2024 ,Place : Office</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapas Kumar Maity Son of Mr Kanai Lal Maity City:-, P.O:- Mahammadpur, P.S:- Bhagwanpur, District:-Purba Midnapore, West Bengal, India, PIN:- 721601			
	11/12/2024	11/12/2024	11/12/2024
Identifier Of Smt Manju Jhunjunwala, Shri Aditya Jhunjunwala, Shri Amit Jhunjunwala			

Endorsement For Deed Number : I - 190418594 / 2024

On 11-12-2024

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 15:35 hrs on 11-12-2024, at the Office of the A.R.A. - IV KOLKATA by Shri Aditya Jhunjunwala , one of the Executants.

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

Execution is admitted on 11/12/2024 by 1. Smt Manju Jhunjunwala, Wife of Late Ashok Jhunjunwala, 18, Jalindra Mohan Avenue, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 2. Shri Aditya Jhunjunwala, Son of Late Ashok Jhunjunwala, 18, Jalindra Mohan Avenue, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 3. Shri Amit Jhunjunwala, Son of Late Ashok Jhunjunwala, 18, Jalindra Mohan Avenue, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Indetified by Mr Tapas Kumar Maity, , Son of Mr Kanai Lal Maity, P.O: Mahammadpur, Thana: Bhagwanpur, , Purba Midnapore, WEST BENGAL, India, PIN - 721601, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11.00/- (E = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 11.00/-

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 31390, Amount: Rs.100.00/-, Date of Purchase: 05/12/2024, Vendor name: A K MAITY



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 933947 to 933971
being No 190418594 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.12.13 15:54:17 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 13/12/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.