

14966/2022

15203/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 755490

5.43 PM
13/9/22

17/11/23
13/9



Certified that the Document is admitted of Registration. The Sign... and the endorsement sheets... are the part this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

20 SEP 2022

8/27/1952

Val Case No. 4382/22

J(1)-	250
J(2)-	200
Total	450/-

Realised on.....

ARA-IV
Kolkata

POWER OF ATTORNEY

THIS POWER OF ATTORNEY is granted at Kolkata on this 13th day of September, 2022

30371

23 AUG 2022

No.....Rs. **100/-** Date.....

Name:.....

Address:.....

Vendor:.....

Allpur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Allpur Police Court, Kol-27

SANYAK ATTORNEYS
85A, SARAT BOSE ROAD
Kolkata-28

Omakash.c.poly



9944



RAGA PROJECTS LLP

Omakash.c.poly

PARTNER / AUTH. SIGNATURE



9945



ALOM EXTRUSIONS LTD.

[Signature]



9946

Pravakar Das

PRAVAKAR DAS
S/o Mr. S. Das
Vill- Nabagram, Shyampur
P.O.- Nabagram, P.S.-Shyampur
Dist.- Howrah, Pin- 711315

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
13 SEP 2022



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19048002711952/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	^{Shree} Mr Ajay Prakash Jhunjhunwala 7, Pretoria Street, City:- , P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071	Represent ative of Principal [ALOM EXTRUSI ONS LIMITED]		9945 	 13/9/22
2	Mr UTKAARSH K MODY 8A Middleton Street, City:- , P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071	Represent ative of Attorney [RAGA PROJECT S LLP]		9944 	 13/09/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PRAVAKAR DAS Son of Mr S DAS , VILL- NABAGRAM, SHYAMPUR, City:- Not Specified, P.O:- NABAGRAM, P.S:- Shyampur, District:- Howrah, West Bengal, India, PIN:- 711315	Mr Ajay Prakash Jhunjhunwala, Mr UTKAARSH K MODY		9946 	 13/09/2022

(Mohul Mukhopadhyay)

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

ALOM EXTRUSIONS LIMITED (CIN No. L70200WB1980PLC032662), a Company within the meaning of the Companies Act, 2013 having its registered office at 7B, Pretoria Street, Kolkata - 700071, Post Office - Middleton Row, Police Station- Shakespeare Sarani, having its Income Tax PAN **AAACO3518N**, represented by its Director, **Shri Shree Prakash Jhunjhunwala, (PAN ACVPJ0487B, Aadhaar No.: 9906 4518 8356)**, son of Late Om Prakash Jhunjhunwala, by religion Hindu, by occupation Businessman, Citizen of India, residing at 7B, Pretoria Street, Kolkata - 700071 Post Office - Middleton Row, Police Station- Shakespeare Sarani, and hereinafter referred to as the "**Principal**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest and assigns)

In favour of

RAGA PROJECTS LLP, (LLPIN No. AAN-6876), a limited Liability Partnership within the meaning of the Limited Liability Partnership Act, 2008 having its registered office situated at 16A Brabourne Road, 9th floor, Kolkata-700001 Post Office-Hare Street, Police Station-Hare Street, having its Income Tax PAN **AAYFR8934L** represented by its Designated Partner **UTKAARSH K MODY (PAN AJNPM7284L, Aadhaar No.:3536 9587 6858)**, son of Pawan Kumar Mody, by religion Hindu, by occupation Businessman, Citizen of India, residing at 8A Middleton Street, Kolkata - 700071, Post Office: Middleton Row and Police Station - Shakespeare Sarani, and hereinafter referred to as the "**Developer**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest and assigns).

WHEREAS:

- A. The Principal is the lessee of and is possessed of or otherwise entitled to ALL THAT piece and parcel of Land measuring about **2.4983 Acres** more or less lying, situate at and being **Premises no. 184, J.N. Mukherjee Road, Howrah-711106** under Ward No.4 of the Howrah Municipal Corporation (HMC) (hereinafter referred to as the "**Said Premises**", morefully and particularly described in the SCHEDULE hereunder written).
- B. By a Development Agreement dated 31/08/2022 registered in the Office of A.R.A.-IV KOLKATA in Book No. I, CD Volume No. 1904-2022, Pages 897754 to 897800, Being No 190414468 made between the Principal herein therein referred to as the Principal of the First Part and the Developer herein therein referred to as the DEVELOPER of the Other Part (hereinafter referred to as the "**Said Agreement**"), the parties thereto have jointly agreed to develop the Said Premises by way of raising multi-storied construction thereon upon the terms and conditions therein contained.

- C. AND WHEREAS to give effect to the said Agreement dated 31/08/2022, it is necessary to give to the Developer a power of Attorney to enable it to get the requisite permission, sanction, etc from the appropriate and/or competent authorities and to execute the construction work at the said Premises as per terms and conditions contained in the said Agreement.
- D. AND WHEREAS the said Developer has requested the Principal to execute and grant the said Power of Attorney in favour of the developer which the Principal hereby does.
- E. AND WHEREAS the words, phrases, terms and expressions used in this Power of Attorney shall have the same meaning as are ascribed to them respectively in the said Agreement.
- F. Pursuant to and in terms of the Said Agreement the Principal intends to appoint the Developer as its true and lawful attorney and agent in respect of the Said Premises, as recorded hereinafter, for the purpose(s) of developing and dealing with *inter alia* the Said Premises as also the development(s) thereon/thereof as also all the building(s), improvement(s), structure(s) to be constructed thereon and every part thereof ("**Project**").

NOW THEREFORE KNOW ALL AND THESE PRESENTS WITNESSETH that we, the Principal, namely **ALOM EXTRUSIONS LIMITED** doth hereby nominate, constitute, appoint and empower the Developer herein, namely **RAGA PROJECTS LLP**, as our true and lawful attorney and agent, for and in the name of and on behalf of the Principal, to do, exercise, carry out, execute or perform or cause to be done, executed, carried out or performed (by the Developer itself or through its authorized representative(s)) all or any of the acts, deeds, things, powers or authorities relating to the Said Premises and the Project, including as contained hereinafter, that is to say:-

1. To defend possession of the Principal in respect of the Said Premises and every part thereof, and the Project and also to manage, maintain and administer the same in terms of the Said Agreement.
2. To ward off, prohibit, and if necessary, proceed in/before the appropriate forum of law against trespassers and/or encroachers, if any, and to take appropriate legal steps.
3. To have the soil tested and to measure/survey the Said Premises for the purpose of development and construction of the Project.
4. To appoint and engage architects, engineers, specialists, consultants, valuers, surveyors, contractors, agencies, service providers, etc. and other person or persons as may be required from time to time, and to revoke his/their/its appointment and re-appoint any other person in his/their/its place and stead for the purpose of development and

construction of the Project, and to settle and pay his/her/their/its fees and/or compensation in relation to construction and development of the Project only subject to the rights of the Principal under the said Agreement, on the account and at the risks, costs and expenses of the Developer who shall be solely liable to them.

5. To prepare or cause to be prepared plans for construction of building(s) on the Said Premises together with any modifications/amendments/revisions/alterations from time to time, to submit the same before the concerned authorities including but not limited to the Howrah Municipal Corporation, and to have the same sanctioned and modified and/or amended and/or revised and/or altered, and for the aforesaid purpose to sign, execute, deliver and submit all applications, papers, documents, statements, affidavits, forms, undertakings, declarations etc. as may be necessary and/or required from time to time in terms of the Said Agreement.
6. To appear and represent the Principal before any and/or all authorities (statutory or otherwise) and/or any government and/or semi-government authorities, revenue authorities, including but not limited to the Howrah Municipal Corporation, West Bengal Fire Services, police, the pollution control board and/or the environment department and all licensing authorities and/or any other statutory authority and/or any other authorities appointed under the law for the time being in force, for any matter connected with the development of the Said Premises, and further to apply for and obtain any approvals, sanctions, permissions, etc. and for the aforesaid purpose to sign, execute, submit and deliver all letters, applications, agreements, documents, undertaking, forms, affidavits and papers as may be necessary or required from time to time in terms of the Said Agreement.
7. To pay the fees, obtain sanctions and/or approvals and/or consents and such other orders and/or permissions from the concerned authorities as may be necessary and/or expedient for the sanction and/or modification, alteration etc. of the building plan in terms of the Said Agreement, to receive refund of the excess amount of fees, if any paid for the same, and also to apply for and obtain from the concerned authorities, the occupancy certificate(s) and/or the completion certificate(s) in full or in part.
8. To submit and take delivery of all the deeds, documents etc. evidencing the respective leasehold right, title and interest of the Lessee to, over and in respect of Said Premises and all papers and documents as be required by any of the necessary authorities including but not limited to for any of the aforesaid purposes, however it being agreed that the original of the Lease Deeds shall be in custody of the Lessee for the purpose of development and construction of the said Project.

9. To apply for and obtain new electricity, gas, water, sewerage, drainage, tube-well, generator, lift and/or connections of any other facility and/or utility in and/or to the Said Premises and/or the Project and/or to make alterations therein, and to close down and/or to have the same disconnected, and for such purpose to sign, execute, submit and deliver necessary documents, and do all others acts, deeds and things as may be deemed fit and proper by the Developer.
10. To obtain, if required, right of way, access, right to lay drains, water mains, electric cables, telephone, fax lines and telegraph cables etc., underground and over-head (as the case may be) on such terms and conditions as may be determined by the Developer at is sole and absolute discretion, and for such purpose to sign, execute and deliver necessary documents from time to time.
11. To ask, demand, sue for recovery and receive, of and from all persons and/or governmental authorities and/or bodies/authorities (statutory or otherwise), any claims or demands or actions or rights or otherwise, of or relating to or concerning development of the Said Premises in terms of the Said Agreement.
12. To file, initiate, prosecute, enforce, defend, oppose etc. all suits, writ petitions, actions, demands, legal proceedings (whether civil or criminal), appeals etc. in any court of law and/or tribunal and/or any quasi-judicial authority and/or any other forum in any manner concerning the development of the Said Premises, including acquisition/requisition/vesting of any part or portion of the Said Premises in terms of the said Agreement, and if deemed fit by the Developer, to make a counter claim and/or compromise and/or settle and/or abandon each of such suits, writ petitions, actions, legal proceedings etc. upon such terms and conditions as the Developer may deem fit and proper and/or to refer any dispute to arbitration as the Developer may deem fit and proper, and further to depose, give evidence and make submissions for and on behalf of the Principal in each of such legal proceedings etc. provided however that the Principal shall be provided with copies of pleadings and orders and kept fully and timely informed about all developments in such suits, arbitrations, writ petitions, actions, demands, legal proceedings (whether civil or criminal), appeals etc. and that any proceeding relating to or concerning the leasehold right and interest of the Principal shall be contested by the Principal with consultation of the Developer.
13. To sign, execute, verify, affirm, file, submit, serve etc. all statements, affidavits, applications, undertakings, complaints, petitions, written statements, memos of appeal etc. and all and any other papers, deeds, documents as may be necessary to be executed for and/or on behalf of the Principal in pursuance of the powers granted herein and in terms of the Said Agreement.

14. To sign, issue, deliver, serve, receive and accept all notices, writ of summons, letters and correspondence as may be required from time to time in connection with all or any of the matters contained herein and/or agreed between the Principal and the Developer.
15. To negotiate, lease, assign and/or transfer any part or portion of the Project and/or the building(s)/improvement(s) etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereat and to collect, allocate and distribute the entirety of the consideration in lieu thereof in terms of the said Agreement.
16. To do, execute and perform all acts, deeds and things pertaining to any encumbrance to/over and/or title/ leasehold interest defect in the Said Premises at the cost and expense of the Lessee and in consultation with the Lessee, such that the rights and interests of the Lessee and the Developer to/over the Said Premises as also the right of the Developer to develop and deal with the Project is and remains unhindered and without any encumbrance.
17. After sanction of the Building Plans to negotiate and take bookings and applications and to sign, execute, enter into, modify, cancel, alter, draw, approve, present for registration and admit the execution of all papers, deeds, documents, contracts, agreements, sub lease agreements, assignment agreements, applications, declarations and all other documents for the assignment/transfer, in/over/in respect of the Units forming part of the New Buildings to be constructed on the Said Premises and/or any undivided share and/or interest thereof/therein and/or any part or portion of the Project and/or the building(s)/improvement(s) etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereat, in accordance with the terms of the Said Agreement provided however that the power in respect of the Deeds of Assignment/Transfer shall only be exercised after the New Buildings are fully completed and certified by the Architect and only if the Principal fails to appear for registration of the Deeds of Assignment/Transfer after completion of 7 days from the date of notice given by the Developer to the Principal.
18. To hand over and/or deliver the various Units comprised in the New Buildings to be constructed on the Said Premises and/or the Project and/or the building(s)/improvement(s) to be constructed on the Said Premises including the units, parking spaces, etc. therein, to such person(s), in terms of the Said Agreement between the Principal and the Developer.
19. To ask for, collect and recover from any person intending to acquire:
(a) any manner/nature of right, title or interest in any identified unit/constructed space; and/or (b) the permission to park vehicle(s)

at vehicle parking space(s), each constructed/situate at only such parts and portions of the Project which are comprised in/comprise of unit(s)/constructed space(s)/vehicle parking(s) constructed/situate on/at any part or portion of the Said Premises, each as identified by the Developer, all consideration, charges, service charges, taxes and other charges and sums of moneys in respect of any part or portion of the Said Premises and/or the Project and/or the building(s)/improvement(s) to be constructed on any of the Said Premises and/or the spaces thereon/therein in terms of the Said Agreement, and also on non-payment thereof, to enter upon and restrain and/or take legal steps for the recovery thereof as the Developer may deem fit and proper.

20. To appear and represent the Principal before all authorities for fixation and/or finalization of the municipal taxes of the Said Premises, and/or the rateable value of the new building(s) to be constructed thereon, and for such purpose to sign, execute, submit and deliver necessary papers and documents, and to do, execute and perform all other acts, deeds and things.
21. To do, execute and carry out all acts, deeds, matters and things as may be found necessary and expedient for the purpose of effective development of the Said Premises and/or the Project and/or dealing with the Project and/or the constructions thereon in terms of the Said Agreement.
22. To appear and represent the Principal before any Notary Public, Registrar of Assurances and/or any other Registrar having jurisdiction over the Said Premises, the Metropolitan Magistrate, oath commissioner(s), any other officers and/or government body(ies) and/or department(s), and to make submissions for and on behalf of the Principal for the purpose of development and transfer of the Said Premises in terms of the Said Agreement.
23. For the better doing and more effectually executing the powers and authorities stated herein and/or granted in/under the Said agreement, to retain, employ and appoint advocates, pleaders, mukhtiar, agents etc., to terminate their appointment from time to time and to appoint others and to pay their fees and costs in relation to construction and development of the Project only subject to the rights of the Principal under the said Agreement, on the account and at the risks, costs and expenses of the Developer who shall be solely liable to them.
24. To do all acts, deeds and things concerning the authorities granted herein and/or in/under the Said agreement.
25. To appoint substitute or substitutes and delegate the powers and authorities granted hereby in part or in whole and to revoke any of such appointments but it bein agreed that the Developer shall not

assign the said Agreement save and except as per the terms of the Agreement.

AND notwithstanding anything to the contrary contained in the Said Agreement and/or this Power of Attorney, it is expressly made clear that under no circumstances the said Attorney shall do anything which is in breach and/or default to the said Indenture of Lease dated 22nd November, 2018;

AND notwithstanding anything to the contrary contained in the Said Agreement and/or this Power of Attorney, it is expressly made clear that the respective responsibilities, obligations and rights of the Principal (in its capacity as the Lessee of the said Premises) and the Developer shall continue to be as per the Said Agreement;

AND it is made clear that the said Attorney shall always keep the Principal informed and updated contemporaneously in writing related to all the activities which will be undertaken for the development of the project and about the documents signed and the steps taken by the said Attorney and from time to time shall forward to the Principal photocopies of all papers, documents, agreements, etc. signed or executed by the said Attorney pursuant to this Power of Attorney as also all notices, letters, correspondences, pleadings and other papers and documents that may be received by the said Attorney.

NOTWITHSTANDING anything to the contrary contained elsewhere in this Power of Attorney or otherwise, it is expressly agreed and declared that the said Attorney shall exercise the powers and authorities hereby conferred in accordance with all applicable laws including RERA and strictly in terms of the Said Agreement and the said Indenture of Lease and that all costs, charges, fees, expenses, liabilities etc. that may be incurred by the said Attorney in relation to the exercise of any power or authority shall be payable by the said Developer without there being any financial or other liability or obligation upon the Principal due to any act of the said Attorney.

AND the Principal do hereby ratify and confirm and agree to ratify and confirm all that our said Attorney shall lawfully do or cause to be done in terms of this Power of Attorney and further confirm that the powers granted herein as also in/under the agreement if any executed between the Principal and the Attorney, are coupled with interest and

shall not be revoked during the subsistence of the Said agreement between the Principal and the Attorney.

AND the said Attorney has accepted the powers and authorities conferred on him by these presents and in acknowledgement thereof have signed at the end of these presents.

AND GENERALLY to do all other acts, deeds and things concerning the Said Premises and the Project, which the Lessee could have done under their respective hands and seals subject to the terms of the Said Agreement.

The Schedule Above Referred To

(“Said Premises”)

ALL THAT piece and parcel of Land measuring about **2.4983 Acres** more or less lying, situate at and being **Premises no. 184, J.N. Mukherjee Road, Howrah-711106** under Ward No.4 of the Howrah Municipal Corporation and comprised in Mouza: Malipanchghara, J.L. No. 01, Police Station Malipanchghara, District Howrah in the following Dags/Plots:

RS DAG NO	LR DAG NO	AREA IN ACRE	AREA IN KOTTAH
160	168	0.4485	27.18
161	169	0.2673	16.20
82/267	171	1.1726	71.07
74/254	172	0.0198	1.20
82	88	0.4484	27.18
83	89	0.0025	0.15
85	90	0.0261	1.58
84	91	0.0026	0.16
86	92	0.1105	6.70
		2.4983	151.42

The said Premises is butted and bounded in the following manner:

On the North:	By Shree Satya Narayan Madhav Mishra Vidyalaya.
On the East:	By J.N. Mukherjee Road.
On the West:	By Badalpara Lane.
On the South:	By Satyanarayan Temple.

OR HOWSOEVER OTHERWISE the same may be butted, bounded, called, known, numbered, described or distinguished.

The said Premises is delineated on the **Plan** attached and bordered in **Green** color thereon.

In Witness Whereof, Principal and the Developer have respectively set and subscribed their respective hands and seals on the date, month and year first above written.

Executed and Delivered by the **Principal** at Kolkata in the presence of:

1. Girisaj Mudhra

ALOM EXTRUSIONS LTD.

[Signature]
Director

2. Beura Kumar Das
85A Sarat Bose Road
Kolkata - 700054

Accepted by the **Developer** at Kolkata in the presence of:

1. Girisaj Mudhra
20/11/12 Mohit Basak Lane
Kolkata - 700054

RAGA PROJECTS LLP

[Signature]

PARTNER / AUTH. SIGNATURE

2. Beura Kumar Das

Drafted by me:-
Abhishek Roy
Advocate
Alipore Judges Court
Enrollment No. F/2047/1780/2019

SPECIMEN FORM FOR TEN FINGERPRINTS



Atkandh.c. ydy

	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

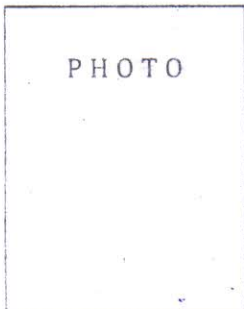


S. S. S.

	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Major Information of the Deed

Deed No :	I-1904-15203/2022	Date of Registration	20/09/2022
Query No / Year	1904-8002711952/2022	Office where deed is registered	
Query Date	09/09/2022 1:09:30 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PRAVAKAR DAS VILL- NABAGRAM, SHYAMPUR,Thana : Shyampur, District : Howrah, WEST BENGAL, PIN - 711315, Mobile No. : 9836154192, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 34,88,53,538/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190414468/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Howrah, P.S:- Malipanchghara, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: J. N. Mukherjee Rd., , Premises No: 184, , Ward No: 004 Pin Code : 711106

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2.4983 Acre		34,88,53,538/-	Property is on Road , Project Name :
Grand Total :				249.83Dec	0 /-	3488,53,538 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ALOM EXTRUSIONS LIMITED 7B, Pretoria Street, City:- , P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RAGA PROJECTS LLP 16A Brabourne Road, 9th Floor, City:- , P.O:- Hare Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Shree Prakash Jhunjhunwala Son of Late Om Prakash Jhunjhunwala 7, Pretoria Street, City:- , P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7B, Aadhaar No: 99xxxxxxxx8356 Status : Representative, Representative of : ALOM EXTRUSIONS LIMITED (as Managing Director)
2	Mr UTKAARSH K MODY (Presentant) Son of Mr Pawan Kumar Mody 8A Middleton Street, City:- , P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx4L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAGA PROJECTS LLP (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRAVAKAR DAS Son of Mr S DAS , VILL- NABAGRAM, SHYAMPUR, City:- Not Specified, P.O:- NABAGRAM, P.S:- Shyampur, District:-Howrah, West Bengal, India, PIN:- 711315			
Identifier Of Mr Shree Prakash Jhunjhunwala, Mr UTKAARSH K MODY			


Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	ALOM EXTRUSIONS LIMITED	RAGA PROJECTS LLP-249.83 Dec

On 09-09-2022

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 34,88,53,538/-


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

On 13-09-2022

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

Presented for registration at 17:43 hrs on 13-09-2022, at the Private residence by Mr UTKAARSH K MODY ..


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

Execution is admitted on 13-09-2022 by Mr Shree Prakash Jhunjhunwala, Managing Director, ALOM EXTRUSIONS LIMITED, 7B, Pretoria Street, City:- , P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr PRAVAKAR DAS, , Son of Mr S DAS, , VILL- NABAGRAM, SHYAMPUR, P.O: NABAGRAM, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Service

Execution is admitted on 13-09-2022 by Mr UTKAARSH K MODY, Partner, RAGA PROJECTS LLP, 16A Brabourne Road, 9th Floor, City:- , P.O:- Hare Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr PRAVAKAR DAS, , Son of Mr S DAS, , VILL- NABAGRAM, SHYAMPUR, P.O: NABAGRAM, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Service


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

On 20-09-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 30371, Amount: Rs.100/-, Date of Purchase: 23/08/2022, Vendor name: S Das



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 1904-2022, Page from 930450 to 930470

being No 190415203 for the year 2022.



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Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.09.21 11:41:31 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/09/21 11:41:31 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

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