

16473/2022

16336/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AM 763375

28/9

2/2022 9/11/22
28/9
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 this Documents

Additional Registrar of
Assurances-IV, Kolkata

**POWER OF ATTORNEY
(for Consideration)**

29 SEP 2022

TO ALL TO WHOM THESE PRESENTS SHALL COME, We,
CHOWRINGHEE RESIDENCY PRIVATE LIMITED (PAN
AACCD6701C) an existing Company within the meaning of the
Companies Act, 2013 having its registered office at 42B, Chowringhee
Road, Kolkata 700071, represented by its authorised representatives
(1) Mr. Apurva Salarpuria (PAN APMPS8294P) son of Late Rakesh

Net Case No. 502
J (1) 250
J (2) 100
Total Realised on 350
28/9/22

ARA-IV
Kolkata

262422

K. P. MAJUMDAR
Advocate
Block R. Flat-9
C. N. Roy Road
Kolkata-39

26 AUG 2022

No. Date

Name.....

Address.....

Vendor.....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001



11335

11335

Chowringhee Residency Private Limited

A. Ghosh
Director



11336

Chowringhee Residency Private Limited

S. K. Jha
Director



11338

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

28 SEP 2022

Identified by

Arjun Karmakar Adv.

ARJUN KARMAKAR
Advocate
S/o. Late R. C. Karmakar
City Civil Court Calcutta



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 19042002939114/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Apurva Salarpuria 574, N Block, New Alipore, City:- Not Specified, P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053	Representative of Principal [Chowringhee Residency Private Limited]		11335 	 A. 28/09/2022
2	Mr Sheo Kumar Kajaria 7B, Pretoria Street, 2nd Floor, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071	Representative of Principal [Chowringhee Residency Private Limited]		11336 	 Suk. Kajaria 28/09/2022
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Arjun Karmakar Son of Late R C Karmakar City Civil Court, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	Mr Apurva Salarpuria, Mr Sheo Kumar Kajaria		11338 	 Arjun Karmakar Adh. 28/9/2022

(Mohul Mukhopadhyay)

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

Salarpuria residing at 574, "N" Block, New Alipore, Post Office New Alipore, Police Station New Alipore, Kolkata 700053 (2) **Mr. Sheo Kajaria** (PAN AFCPK7875A) son of late Basdeo Kajaria residing at 4FL-701, Ashoka Road, Post Office Alipore, Police Station Alipore Kolkata 700027, duly authorized by the Board of Directors' Resolution dated 27.09.2022 (hereinafter referred to as "the **Principal**") **SEND GREETINGS:**

WHEREAS:

- A. **Larger Premises:** The Principal is the sole and absolute owner of **All That** the present municipal premises No. 42B Chowringhee Road (formed on amalgamation of the erstwhile premises Nos. 42B Chowringhee Road, 7 Nandalal Basu Sarani and 3/1 Middleton Street), Kolkata 700071, containing an aggregate land area of 214 Cottahs 11 Chittacks 33 Square Feet [equivalent to 3.549 acres] more or less, under Police Station Shakespeare Sarani, Sub-Registration Office Kolkata within Ward No. 063 of The Kolkata Municipal Corporation, morefully and particularly mentioned and described in **Part-I of the Schedule** hereunder written (and hereinafter for the sake of brevity referred to as "the **Larger Premises**"). To facilitate phased developments, the Western Portion of the said Larger Premises is physically separated from the North Eastern Portion thereof. The Western side property, as hereinafter defined, **is not the subject matter of these presents**, and has already been developed and is being dealt with in favour of the various allottees.
- B. **Said Premises:** The divided and demarcated portion on the **North Eastern Corner** of said Larger Premises No.42B Chowringhee Road containing a land area of 35 Cottahs 15 Chittacks and 35 sq.ft. more or less morefully and particularly mentioned and described in **Part-II of the Schedule** (and hereinafter for the sake of brevity referred to as "the **Said Premises**") **is the subject matter of these presents.**



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

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- C. **Western Portion:** The divided and demarcated portion of the said Larger Premises on the **Western side** thereof containing a land area of 178 Cottahs 11 Chittacks 43 Square Feet more or less (hereinafter for the sake of brevity referred to as "the **Western Portion**"), is excluded from the purview and ambit of these presents, whereat the Principal has already constructed and completed a project, and which shall continue to be owned held and possessed by the Principal and/or its transferees solely exclusively and absolutely with the right to use enjoy further develop transfer deal with and dispose off the same, as the Principal may deem fit and proper in its absolute discretion.
- D. **Plan :** The Kolkata Municipal Corporation had granted permission and/or approved plans to construct buildings at both the Said Premises and the Western Portion vide Building Permit No.2012070138 dated 1st August 2012 as superseded by Building Permit No.2012070281 dated 14th December 2012, as renewed by the Kolkata Municipal Corporation vide its Order dated 16th March 2018 for further 5 years (w.e.f. 14th December 2017) as superseded by Building Permit No.2018070238 dated 18th January 2019 and further revised under Rule 26(2a) and (2b) of the KMC Building Rules, 2009 on 06.04.2021 and the said plan was to be treated as part and parcel and contiguous to BS Plan No. 2018070238 dated 18.01.2019. The Kolkata Municipal Corporation Demand, by a Demand Notice dated 29/10/2021 (in short "the **KMC Demand Notice**"), has informed the Principal that the Building Permit alongwith the sanction plan (for development / construction of a new building at the Said Premises) will be issued subject to payment of the fee therein mentioned (which proposed plan is hereinafter called "the **said Plan**").
- E. **Project at Western Portion completed:** The Principal has completed the construction of the project at the said Western Portion in accordance with the Plan sanctioned by the concerned authorities and The Kolkata Municipal Corporation has issued a Full Completion



(Handwritten mark)

ADDITIONAL REGISTRAR
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Certificate in respect thereof vide Completion Case No. 2021070001 dated 26.04.2021.

- F. **Sale Agreement** : By an Agreement for Sale of even date and registered in Book No. I with the office of the Additional Registrar of Assurances-IV, the Principal agreed to sell and transfer to **Mani Realty Projects Private Limited** having its place of business at 164/1, Maniktala Main Road, Kolkata - 700054 (in short "the **said Purchaser**") **All That** the said Premises Together With the benefits of the said Proposed Plan and all rights privileges benefits advantages arising therefrom and the right to construct the new building in accordance with such Plan, with liberty to the said Purchaser to have same sanctioned and/or modified and/or altered and/or revalidated whatsoever and/or to obtain fresh sanction, for the consideration and on the terms and conditions therein contained (in short "the **Sale Agreement**"). Pursuant to and in terms of the Sale Agreement, the said Purchaser duly made payment of the entire consideration to the Principal and the Principal delivered khas peaceful vacant physical possession of the said Premises to the said Purchaser to be held by the said Purchaser absolutely and forever.
- G. As agreed and in compliance of its obligations under the Sale Agreement and to effectuate the same, the Principal is executing this Power of Attorney in favour of the said Purchaser, **Mani Realty Projects Private Limited and its nominees Mr. Prithwiraj Mukherjee and Mr. Proloy Mondal** jointly and/or severally (hereinafter for the sake of brevity referred to as "**the Attorney / Attorneys**") as and for the purposes relating to the said Premises and/or the said Larger Premises (if and as applicable) as hereinafter contained.

NOW KNOW YE BY THESE PRESENTS, WE, the withinnamed **Principal / Company** do hereby nominate constitute and appoint the said Attorney or Attorneys jointly and/or severally as the true and lawful attorney or attorneys



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of the Principal/Company for in the name and on behalf of the Principal / Company to do execute exercise and perform all or any of the following acts deeds and things relating to completion of sale conveyance and transfer of the said Premises and for other purposes connected with said Premises and/or the said Larger Premises (if and as applicable) i.e. to say:

1. To complete the sale of the said Premises in favour of the said Purchaser and/or its nominee / assign in terms of the Sale Agreement and for that to do all acts deeds matters and things without any restriction in connection therewith.
2. To sign execute register and deliver the sale deed (as per the draft annexed to the Sale Agreement) and other related papers, documents, declarations, affidavits, undertakings, Indemnities, applications, forms, plans, rectifications, possession letters and such other writings in favour of governmental authorities as in any way be required to be so done and as the attorney/s or any of them may deem fit and proper for and in connection with the completion of sale conveyance and transfer of the said Premises in favour of the said Purchaser and/or its nominee / assign.
3. To appear and represent the Principal / Company before any Registrar, Sub-Registrar, Additional Registrar, District Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said Attorney/s or any of them by virtue of the powers hereby conferred.
4. To appear and represent the Principal / Company before the concerned Registrar or the concerned Collector with regard to assessment of the market value for payment of stamp duty and registration fees in respect of the said Premises and for that to do all acts deeds and things and sign execute deliver and submit all papers document applications



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ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA

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objections notices etc., as may be required and found necessary or expedient by the said attorneys or any of them.

5. To receive and endorse the registration receipts that may be granted by the registration office and to deliver the same to the said Purchaser and/or its nominee / assign.
6. To do all acts deeds and things to enable the said Purchaser to arrange for financing of the proposed development / project at the said Premises or Loan for business purposes or a Loan against Property from Banks / Financial Institutions /NBFC/ other entities (**Financier**), and for the purpose of securing repayment of the amount so borrowed to create charge / mortgage / pledge over and in respect of the said Premises and to sign execute and register all applications papers deeds documents and instruments as may be necessary and/or required therefor, including mortgage deed(s), and also to deposit the original title deeds with the Banks/Financial Institutions/other entities for creating equitable mortgage or registered mortgage or otherwise. If any registered mortgage is made, the Attorney shall endeavour to have a provision as regards the Principal not being liable for the project finance and in case the same may not be possible, the Attorney shall notify the Financier of this provision and such registered mortgage shall not contain any provision to the contrary.
7. To join in as confirming party to any lease deed to confirm the right of the said Purchaser to act as lessor subject to such lease being made of the entirety of the Said Premises in one lot and through one composite document.
8. To commence prosecute enforce defend answer and oppose all actions and other legal proceedings and demands touching any of the matters herein contained concerning the said Premises or any part thereof in which the Principal in any way or manner now or may hereafter be



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ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA

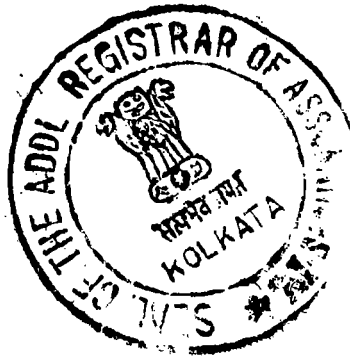
28 SEP 2020

interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue (including the Collector, Tribunal etc.).

9. To sign declare verify and/or affirm any plaint, written statement, petition, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding in any way or connected with the said Premises. And if necessary to adduce evidence for and on behalf of the Principal.
10. To accept notices, summons and service or papers from any Court, Tribunal, Postal authorities and/or other authority and/or person.
11. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
12. To receive or pay and/or deposit all moneys including stamp duty, court fees, registration fees, legal fees etc. and to pay and/or receive refunds thereof or the excess amount and give valid receipts and discharges therefor.
13. To appear and represent the Principal / Company before all authorities make commitments and give undertakings as be required for all or any of the purposes herein contained with respect to the Said Premises.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained which the Principal / Company itself could have lawfully done under its own hand and seal, if personally present.

AND the Principal doth hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorneys or any of them shall lawfully do or cause to be done in or about the premises aforesaid. However, the Attorney



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28 SEP 2022

shall not do any act which fastens any liability on the Principal and the Attorneys shall keep the Principal fully saved, harmless and indemnified in this regard.

Be it noted that this Power of Attorney is for consideration and coupled with the said Principal Agreement and shall remain irrevocable and Principal / Company shall not revoke the same nor attempt to do so.

**THE SCHEDULE ABOVE REFERRED TO:
PART-I**

(Larger Premises)

ALL THAT the municipal premises No.42B Chowringhee Road (formed on amalgamation of the erstwhile premises Nos.42B Chowringhee Road, 7 Nandalal Basu Sarani and 3/1 Middleton Street), Kolkata 700071 and containing land with structures on a land area of 214 Cottahs 11 Chittacks 33 Square Feet [equivalent to 3.549 acres] more or less, under Police Station Shakespeare Sarani, Kolkata 700071, under Sub-Registration office Kolkata in Ward No. 063 of the Kolkata Municipal Corporation and shown marked within "**BLUE**" borders on the **Plan** annexed to the agreement for sale and butted and bounded in the manner following :-

ON THE NORTH : Partly by Municipal Premises No. 42C Chowringhee Road; Kolkata and partly by the building popularly known as Jeevandeep Building at Premises No. 1, Middleton Street, Kolkata and partly by Premises No. 3, Middleton Street Kolkata and partly by the Municipal Road popularly known as Middleton Street, Kolkata;

ON THE EAST : Partly by Municipal Road popularly known as Nandalal Bose Sarani, Kolkata and partly by the building popularly known as Fountain Court and



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Abhijit Kumar Das
[OFFICE OF THE ADDL. REGISTRAR OF ASSURANCES, KOLKATA]
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having its address at 7/1, Nandalal Bose Sarani, Kolkata;

ON THE SOUTH : partly by the building popularly known as Fountain Court and having its address at 7/1, Nandalal Bose Sarani, Kolkata; and partly by land with building being Municipal Premises No. 12 Ho Chi Minh Sarani, Kolkata and partly by Premises No. 13 Ho Chi Minh Sarani, Kolkata and partly by the building popularly known as Tata Centre and having its address at 43 Chowringhee Road, Kolkata;

ON THE WEST : Partly by Municipal Road popularly known as Chowringhee Road, Kolkata and partly by the building popularly known as Jeevan Sudha and having its address at Premises No. 42C Chowringhee Road, Kolkata and partly by Jeevandeep Building and having its address at 1, Middleton Street, Kolkata and partly by Municipal Premises No. 3, Middleton Street, Kolkata.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

PART-II

(said Premises)

ALL THAT the divided and demarcated portion of the said Larger Premises (described in **Part-I of this Schedule**) on the **North-Eastern Corner** thereof containing an area of 35 Cottahs 15 Chittacks and 35 sq.ft., and shown verged within "**Brown**" borders on the **Plan** annexed to the agreement for sale and butted and bounded in the manner following:-

ON THE NORTH : By Municipal Road popularly known as Middleton Street, Kolkata;



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ADDITIONAL REGISTRAR
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- ON THE EAST** : By Municipal Road popularly known as Nandalal Bose Sarani, Kolkata;
- ON THE SOUTH** : By the building popularly known as Fountain Court and having its address at 7/1, Nandalal Bose Sarani, Kolkata;
- ON THE WEST** : By the five metre wide strip of land, being a part of the Western Portion.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF we have executed this Power of Attorney on this 28th day of September 2022.

EXECUTED AND DELIVERED by us, the withinnamed **PRINCIPAL / COMPANY** at **Kolkata** in the presence of:

Achya Pusht
Soni Danda Pusht
T.C.R. Avenue
Kp: 72

Arjun Karmakar
s/o. Late R.C. Karmakar
166/1, Monicktaly Main Road
Kolkata - 700054

Chowringhee Residency Private Limited

[Signature]
Director

Chowringhee Residency Private Limited

[Signature]
Director

Drafted by me

[Signature]
ARJUN KARMAKAR
Advocate
Enrollment No. F/1618/2014
City Civil Court Calcutta

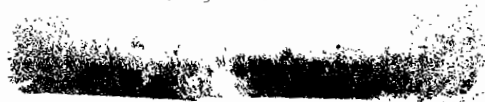
Accepted by me
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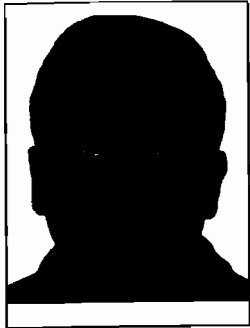
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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

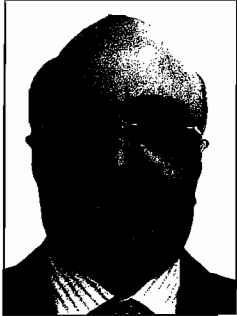
28 SEP 2022



SPECIMEN FORM FOR TEN FINGER PRINTS



A- 	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



S. W. J.	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



[Empty]	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

28 SEP, 2022



TRUE COPY OF THE EXTRACTS OF THE MINUTES OF BOARD OF DIRECTORS' MEETING OF CHOWRINGEE RESIDENCY PVT. LTD. HELD AT THE BELVEDERE CLUB- BOARD ROOM IN THE OBEROI HOTEL AT 15, JAWAHARLAL NEHRU RD, NEW MARKET AREA, DHARMATALA, TALTALA, KOLKATA- 700013 ON WEDNESDAY OF 28TH DAY OF SEPTEMBER 2022 AT 3:30 P.M

PRESENT:

- 1) Mr. Sanjay Jhunjunwala
- 2) Mr. Sheo Kumar Kajaria
- 3) Mr. Apurva Salarpuria
- 4) Mr. Srikant Jhunjunwala

The divided and demarcated portion on the North-eastern corner of the larger premises No. 42B, Chowringhee Road, Kolkata containing an area of 35 Cottah 15 Chittacks 35 sft. (more or less) hereinafter called "The North Eastern Corner Project" came up for discussion.

It was noted that the grant of the building plan and/or permit has been approved by the Kolkata Municipal Corporation and a Demand Notice No. 2019070066 dated ~~29-10-2021~~ 24/09/2022 U/s 394 of the Building Rules 2009 has been issued by The Kolkata Municipal Corporation inter alia demanding a sum of Rs. 14,00,59,413/- (Rupees Fourteen Crores Fifty-nine Thousand Four Hundred Thirteen) only out of the demanded amount towards dues u/s -69A of the Building Rules 2009 was Rs. 11,89,26,209/- (Rupees Eleven Crores Eighty-nine Lacs Twenty-six Thousand Two Hundred Nine) only and Rs. 1,39,56,312/- (Rupees One Crore Thirty-nine Lac Fifty-six Thousand Three Hundred Twelve) only was demanded towards Sanction Fees.

On the table was laid an offer letter dated 11th April 2022 from Mani Realty Projects Pvt. Ltd. offering a sum of Rs. 121 crores (Rupee One Hundred Twenty-one Crores) only towards the takeover and Sale Consideration for the North-eastern corner project.

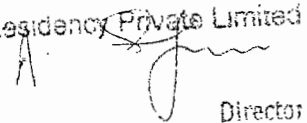
It was also noted that the offer of Mani Realty Projects Pvt. Ltd. for the North Eastern corner project was on the following conditions:

- (i) The sale is made free from all encumbrances;
- (ii) The Sanction fees of the Second Phase plan has been paid by Mani Realty Projects Private Limited on our behalf and a valid building permit is made available for development on the North-eastern corner.

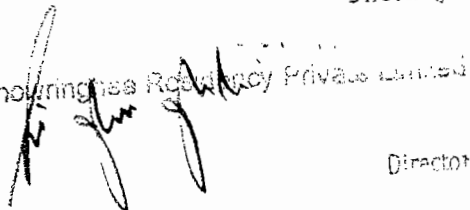
Chowringhee Residency Private Limited


Director

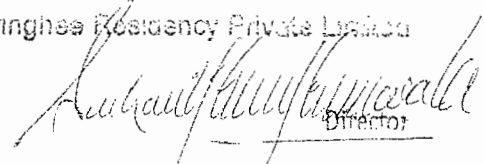
Chowringhee Residency Private Limited


Director

Chowringhee Residency Private Limited


Director

Chowringhee Residency Private Limited


Director

Also laid on the table was the draft of the following documents:

- (i) Draft of the Agreement for Sale with possession with the draft of the Sale Deed annexed to it.
- (ii) Draft Power of Attorney concerning the entire premises No. 42B, Chowringhee Road, Kolkata
- (iii) Draft of the Power of Attorney concerning the North-eastern corner of premises No. 42B, Chowringhee Road, Kolkata
- (iv) Draft letter being undertaking regarding dues of PCB etc.

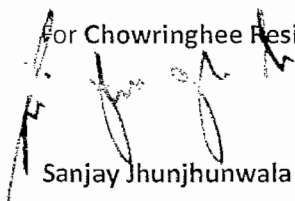
Mr. Sanjay Jhunjhunwala and Mr. Srikant Jhunjhunwala disclosed their association with the Purchasing Company, which was duly noted by the Board. All the members present UNANIMOUSLY RESOLVED:

"THAT the offer for purchase of The North Eastern Corner Project comprising of a divided North-eastern portion of 35 cottah 15 chittack 35 sft. carved out of premises No. 42B, Chowringhee Road, Kolkata made by Mani Realty Projects Pvt. Ltd. in a sum of Rs. 121 crores (Rupees One Hundred Twenty-one Crores) only be accepted and the company do authorise Mr. Apurva Salarpuria and Mr. Sheo Kumar Kajaria to execute and register all the necessary documents as per the draft laid on the table. They were also authorized to deliver vacant and peaceful possession of the said North-eastern corner project to the purchaser."

"ALSO RESOLVED THAT certified copy of this Minutes duly countersigned by all the Directors to be handed over to the Purchaser."

//Certified to be true //

For Chowringhee Residency Pvt. Ltd.



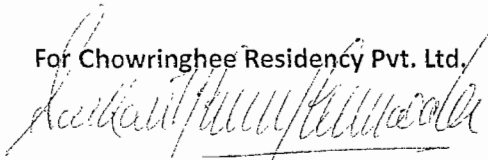
Sanjay Jhunjhunwala
Director
DIN – 00356925

For Chowringhee Residency Pvt. Ltd.



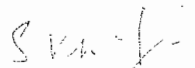
Apurva Salarpuria
Director
DIN – 00058357

For Chowringhee Residency Pvt. Ltd.



Srikant Jhunjhunwala
Director
DIN – 02845202

For Chowringhee Residency Pvt. Ltd.



Sheo Kumar Kajaria
Director
DIN – 00025832

Regd. Office:

42B, Chowringhee Road, Kolkata 700 071

T +91 33 2340 7100/2320 1878

F +91 33 2340 7263

CIN/LLPIN-U45400WB2007PTC116032

Major Information of the Deed

Deed No :	I-1904-16336/2022	Date of Registration	29/09/2022
Query No / Year	1904-2002939114/2022	Office where deed is registered	
Query Date	28/09/2022 3:46:27 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Arjun Karmakar 164/1 , Manicktala Main Road,Thana : Phool Bagan, District : South 24-Parganas, WEST BENGAL, PIN - 700054, Mobile No. : 8420033610, Status :Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 121,00,00,000/-	Rs. 121,00,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 25/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Shakespeare Sarani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chowringhee Road, Road Zone : (On Road -- On Road) , , Premises No: 42B, , Ward No: 063 Pin Code : 700071

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	35 Katha 15 Chatak 35 Sq Ft	121,00,00,000 /-	121,00,00,000/-	Property is on Road
Grand Total :				59.3771Dec	12100,00,000 /-	12100,00,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Chowringhee Residency Private Limited 42B, Chowringhee Road, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MANI REALTY PROJECTS PRIVATE LIMITED 1641 Manicktala Main Road, 164/1, City:- , P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Apurva Salarpuria (Presentant) Son of Late Rakesh Salarpuria 574, N Block, New Alipore, City:- Not Specified, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx4P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Chowringhee Residency Private Limited (as Director)
2	Mr Sheo Kumar Kajaria Son of Late Basdeo Kajaria 7B, Pretoria Street, 2nd Floor, City:- Kolkata, 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.:: AFxxxxxx5A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Chowringhee Residency Private Limited (as Director)
3	Mr Prithwiraj Mukherjee Son of Late Kiron Mukherjee 164/1, Maniktala Main Road, City:- , P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: aoxxxxxx9I,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MANI REALTY PROJECTS PRIVATE LIMITED (as Authorised Signatory)
4	Mr Prolay Mandal Son of Late Prabir Mondal 164/1, Maniktala Main Road, City:- Not Specified, P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: aqxxxxxx1j,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MANI REALTY PROJECTS PRIVATE LIMITED (as Authorised Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arjun Karmakar Son of Late R C Karmakar City Civil Court, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Mr Apurva Salarpuria, Mr Sheo Kumar Kajaria			

On 28-09-2022

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

Presented for registration at 08:53 hrs on 28-09-2022, at the Private residence by Mr Apurva Salarpuria ,

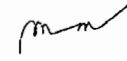
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 28-09-2022 by Mr Apurva Salarpuria, Director, Chowringhee Residency Private Limited (Public Limited Company), 42B, Chowringhee Road, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr Arjun Karmakar , , , Son of Late R C Karmakar , City Civil Court, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 28-09-2022 by Mr Sheo Kumar Kajaria, Director, Chowringhee Residency Private Limited (Public Limited Company), 42B, Chowringhee Road, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr Arjun Karmakar , , , Son of Late R C Karmakar , City Civil Court, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



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

On 29-09-2022

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 (d) of Indian Stamp Act 1899.

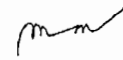
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25.00/- (E = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 25.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 262422, Amount: Rs.100.00/-, Date of Purchase: 26/08/2022, Vendor name: I Chakraborty



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 944175 to 944197

being No 190416336 for the year 2022.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.09.29 19:46:59 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/09/29 07:46:59 PM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)