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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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10/06/22  
Additional Registrar of Assurances-II  
Kolkata

Certified that the Document is admitted to  
Registration and is a valid and legal  
document  
Additional Registrar  
Assurances II Kolkata

10 JUN 2022

DEVELOPMENT POWER

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, (1) KISHORE  
CHATTERJEE, having INCOME TAX PAN:ACOPC5617R, AADHAAR NO.225476590599, son of  
Late Anil Kumar Chatterjee, by Occupation-Retired, by Nationality Indian, residing at No.59A, Sarat  
Bose Road, Post Office-Bhawanipore, Police Station-Bhawanipore, Kolkata-700025,



43767

Aditors Properties Pvt Ltd  
 ADD: 26 Malabar Road  
 Re: [Signature]  
 - 9 JUN 2022  
 SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kolkata

Del 25

9 JUN 2022  
 9 JUN 2022



Handwritten notes and faint stamps in the lower right quadrant, including a date stamp 'JUN 10 2022'.



10 JUN 2022

(2) **TRIDIB SURATH CHATTERJEE**, having **INCOME TAX PAN: AAAPC3370M**, **AADHAAR NO.794756889692** son of Late Surath Chatterjee, by Occupation-Doctor, by Nationality Indian, residing at Block – A, Flat No.4, Jyoti Sadan Sitaladevi Temple Road, Mahim West, Post Office-Mahim, Police Station-Mahim, Mumbai-400016, (3) **RAJIB CHATTERJEE** Alias Rajiv Chatterjee, having **INCOME TAX PAN: ABVPC1052E**, **AADHAAR NO.558918998768**, son of Late Manindra Kumar Chatterjee, by Occupation-Service, by Nationality Indian, residing at No.59A, Sarat Bose Road, Post Office – Bhawanipore, Police Station-Bhawanipore, Kolkata – 700025, (4) **(SMT.) TANUKA CHATTERJEE**, having **INCOME TAX PAN: AHRPC8136D**, **AADHAAR NO.906766076313**, wife of Late Sanjib Chatterjee, by Occupation-Housewife, by Nationality Indian, residing at No.59A, Sarat Bose Road, Post Office – Bhawanipore, Police Station-Bhawanipore, Kolkata – 700025, and (5) **ARINDAM A CHATTERJEE** Alias Arindam Alope Chatterjee Alias Arindam Chatterjee, having **INCOME TAX PAN: AABPC2518E**, **AADHAAR NO.930094653598**, son of Late Alope Anil Chatterjee, by Occupation-Service, by Nationality Indian, residing at Alpine B Wing 904, Salarpuria Greenage Hosur Road, Next to Oxford College Bommanhalli, Begur, Bommanahalli, Bengaluru, Post Office-Bommanahalli, Police Station-Bommanahalli, Karnataka-560068, and also residing at No.59A, Sarat Bose Road, Post Office – Bhawanipore, Police Station-Bhawanipore, Kolkata – 700025, being the **Present Trustees** of the Trust created by the **Deed of Trust** dated 8th January 1970 made between (1) Bimal Kumar Chatterjee, (2) Smt. Smritikona Chatterjee, (3) Kishore Chatterjee, (4) Alope Chatterjee, (5) Sailendra Kumar Chatterjee, (6) Surath Kumar Chatterjee and (7) Monindra Kumar Chatterjee as the Settlers and (1) Sm. Smritikona Chatterjee and (2) Monindra Kumar Chatterjee as the Trustees and registered with the Registrar of Assurances, Calcutta in Book I Volume No.36 Pages 180 to 193 Being No.736 for the year 1970, and the **Deed of Appointment of Trustees** dated 15th October 2018 made between Kishore Chatterjee as the Settlor and the abovenamed Present Trustees as the Trustees and registered with the Additional Registrar of Assurances-III, Kolkata in Book IV Volume No.1903-2018 Pages 187182 to 187213 Being No.190306555 for the year 2018, hereinafter referred to as “the **LAND OWNERS / TRUSTEES**” AND (1) **KAUSHIK CHATTERJEE** (PAN AEVPC2050H; AADHAAR NO.924665152075) son of Kishore Chatterjee by Occupation-Service, by Nationality Indian, residing at No.59A, Sarat Bose Road, Police Station Bhowanipore, Post Office





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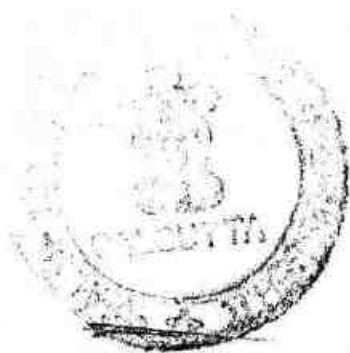
10 JUN 2022

Bhowanipore, Kolkata 700025, (2) **ARINDAM A CHATTERJEE** Alias Arindam Alope Chatterjee Alias Arindam Chatterjee (PAN: **AABPC2518E**; AADHAAR NO.930094653598) son of Late Alope A Chatterjee by Occupation- Service, by Nationality Indian, residing at Alpine B Wing 904, Salarpuria Greenage Hosur Road, Next to Oxford College Bommanhalli, Begur, Bommanahalli, Bengaluru, Post Office- Bommanahalli, Police Station- Bommanahalli, Karnataka-560068, (3) **TRIDIB SURATH CHATTERJEE**, PAN: **AAAPC3370M** AADHAAR NO.794756889692) son of Late Surath Kumar Chatterjee by Occupation-Doctor, by Nationality Indian, residing at No. A4, Jyoti Sadan Sitaladevi Temple Road, Mahim, Post Office-Mahim, Police Station-Mahim, Mumbai-400016, (4) (SMT.) **TANUKA CHATTERJEE**, PAN: **AHRPC8136D** AADHAAR NO.906766076313) wife of Late Sanjib Chatterjee by Occupation-Housewife, by Nationality Indian, residing at No.59A, Sarat Bose Road, Post Office- Bhowanipore, Police Station- Bhowanipore, Kolkata-700025, (5) (SMT.) **SNEHA CHATTERJEE** PAN: **BBDPC7761F** AADHAAR NO.559606271617) daughter of Late Sanjib Chatterjee by Occupation-Service, by Nationality Indian, residing at No.59A, Sarat Bose Road, Post Office- Bhowanipore, Police Station- Bhowanipore, Kolkata-700025, (6) **SHAUNAK CHATTERJEE**, PAN: **BEQPC0968A**, AADHAAR NO.510128304866) son of Late Sanjiv Chatterjee by Occupation-Service, by Nationality Indian, residing at No.59A, Sarat Bose Road, Post Office- Bhowanipore, Police Station- Bhowanipore, Kolkata-700025 and (7) **RAJIB CHATTERJEE** Alias Rajiv Chatterjee, PAN: **ABVPC1052E**, AADHAAR NO.558918998768) son of Late Manindra Kumar Chatterjee by Occupation-Service, by Nationality Indian, residing at No.59A, Sarat Bose Road, Post Office- Bhowanipore, Police Station- Bhowanipore, Kolkata-700025, hereinafter referred to as "BENEFICIARIES" (both the Land Owners / Trustees and the Beneficiaries are hereinafter collectively also referred to as "the said PRINCIPALS") **SEND GREETINGS:**

**WHEREAS:**

- A. The Trustees are seized and possessed of All That Municipal Premises No.59A, Sarat Bose Road {formed upon amalgamation of the erstwhile (i) Municipal Premises No.59A, Sarat Bose Road; (ii) Municipal Premises No.2/1A, Mohendra Road; and (iii) Municipal Premises No.2/1B, Mohendra Road}; P.O. Bhowanipore P.S. Bhowanipore, Ward No. 072 of the Kolkata Municipal Corporation, Kolkata 700025, containing a land area of 9 (Nine) Cottahs 3 (Three) Chittacks 31





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10.11.2022

(Thirty One) Square Feet more or less as per Trust Deed and 9 (Nine) Cottahs 14 (Fourteen) Chittacks 1 (One) Square Feet more or less as per physical survey, described in the Schedule hereunder written and hereinafter referred to as "the Said Premises".

- B. By an Agreement of even date and registered in the office of the Additional Registrar of Assurances-II, Kolkata in Book No.I , Volume No.1902-2022 Being No.190206418 for the year 2022, the abovenamed Trustees alongwith Smt. Rejina Chatterjee (as Trustee), and the abovenamed Beneficiaries alongwith (Smt.) Binati A Chatterjee, Arijeet A Chatterjee and Smt. Rejina Chatterjee (as Beneficiary) have jointly and/or severally granted exclusive right to M/s.Aditri Properties Pvt. Ltd., having its registered office at No.2C, Mahendra Road, P.O. and Police Station-Bhawanipur, Kolkata-700025, (hereinafter also referred to as "the Developer"), to develop and exploit commercially the said Premises by constructing new building or buildings thereat for mutual benefit and for the consideration and on the terms and conditions therein contained (hereinafter referred to as "the Development Agreement").
- C. In order to effectuate the said Development Agreement and to comply with their obligations therein, the Principals are jointly and/or severally executing this Power of Attorney in favour of the said Developer, M/s. Aditri Properties Pvt. Ltd., having its registered office at, No.2C, Mahendra Road, P.O. and Police Station-Bhowanipore, Kolkata-700025, one of its Director, Shri Chandan Chatterjee (PAN-ACRPC0270H) son of late S. K. Chatterjee, residing at 2/2A, Mahendra Road, P.O. & Police Station-Bhowanipore, Kolkata 700025 and its Directors for the time being and duly Authorised Representatives jointly and/or severally (hereinafter for the sake of brevity referred to as "the Attorneys") as and for the purposes relating to the said Premises as hereinafter contained.

**NOW KNOW YE BY THESE PRESENTS WE**, the withinnamed Principals jointly and/or severally do and each of them doth hereby nominate constitute and appoint the said Attorneys jointly and/or severally as the true and lawful attorneys of the Principals for in the name and on behalf of the Principals to do execute exercise and perform all or any of the following acts deeds and things relating to the said Premises i.e., to say:



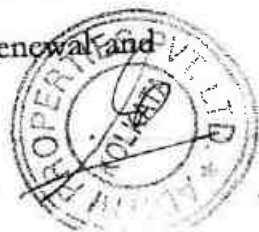
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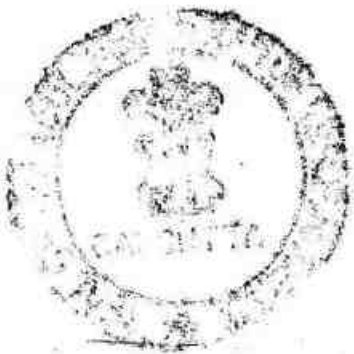


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1. To manage, maintain, look after, supervise and administer and defend possession of the said Premises and every part thereof.
2. To sign and apply for and obtain from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 all permissions, clearances, NOCs etc., that may be required for sanctioning, modification and/or alteration of plan obtaining utilities and other purposes herein stated.
3. To sign and apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
4. To apply for and obtain registration under the Real Estate (Regulation and Development) Act, 2016 and/or the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.
5. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the said Premises or portion or portions thereof and also for addition and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes herein stated.
6. To have the said Premises surveyed and measured and to have the soil tested.
7. To prepare and apply for and submit the plans from time to time in respect of one or more buildings at the said Premises or on portion or portions thereof with the Kolkata Municipal Corporation and all other concerned authorities for sanctioning and to have the same sanctioned and if required, to have the same modified and/or altered from time to time.
8. To process the application for the sanctioning of the plan, and pay all fees and expenses and obtain back and receive the sanctioned plan revalidation renewal and

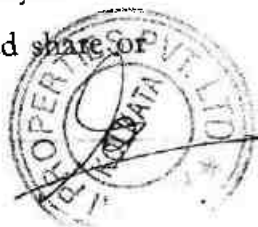




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- such other order or orders or permissions from the Municipal office and other authorities and to gift any part or portion of the said premises and also to cause any alteration and modification in the said sanctioned plan as shall be deemed fit and proper by the Attorneys and for this purpose to sign the modified and altered plans and submit such plan before Municipal authorities and other authorities(if any) and pay the sanction fee and get the same sanctioned and receive the same from municipal office and hold the same and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans
9. To give notice to the Kolkata Municipal Corporation and all other concerned authorities regarding commencement of construction works and/or demolition of any structure(s) on the said Premises.
  10. To inform the Kolkata Municipal Corporation and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the Kolkata Municipal Corporation and all other concerned authorities and to get the same regularised.
  11. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and to gift any part or portion of the said Premises to the authorities concerned, if the situation so demands, and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans.
  12. To do all necessary acts deeds and things for complying all laws rules regulations by-laws ordnance etc., for the time being in force with regard to sanctioning modifications and/or alteration of the plans and/or obtaining utilities and other purposes here in stated.
  13. To pay all rates taxes charges expenses and other outgoings whatsoever (including municipal rates and taxes, land revenue and other charges whatsoever) payable for and on account of the said Premises or any part thereof or any undivided share or





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shares therein or the building or buildings that may be constructed thereon and receive refund of the excess amounts paid from the concerned authorities and to grant receipts and discharges in respect thereof.

14. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said Premises or the building or buildings that may be constructed thereon or any part or share thereof by the Kolkata Municipal Corporation and have the same finalised.
15. To construct new building or buildings and/or structures at the said Premises and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future.
16. To apply for and obtain electricity, gas, water, sewerage, drainage, tube-well, bore-well, lift, and/or other connections of any other utility or facility in the said Premises from the CESC Ltd, The Kolkata Municipal Corporation and other appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign execute and submit all papers applications documents and plans and to do all other acts, deeds and things as be deemed fit and proper by the said attorneys or any of them.
17. To sign and apply for and obtain such permissions as be necessary for obtaining steel, cement, bricks and other building materials and construction equipments for the purpose of construction of the new building/s at the said Premises.
18. To sign and apply for and obtain permissions and licenses to erect and run/operate one or more lifts and/or elevators, generator, Dish Antenna and other Utilities at the said Premises and to place orders for supply and erection of lift or lifts at the said Premises on the manufacturer thereof and also to give contract to the manufacturer for maintenance of lift or lifts, Dish Antenna and other Utilities and its associated machineries.
19. To sign and apply for and obtain the Completion or Occupancy or other certificates from the Kolkata Municipal Corporation and/or other concerned authorities in





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respect of construction and/or occupation of the new building/s to be constructed at the said Premises or any part thereof.

20. To warn off and prohibit and if necessary proceed in due form of law against all or any trespassers on the said Premises or any part thereof and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts and arrangements with the trespassers or any of them or otherwise and to abate all nuisance.
21. For all or any of the purposes hereinbefore stated and also hereinafter contained to appear and represent the Principals before the Collector, the Commissioner, the Kolkata Municipal Corporation, The Kolkata Improvement Trust, the Kolkata Metropolitan Development Authority, Fire Brigade, Fire Authorities, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the Real Estate (Regulation and Development) Act, 2016 and all other acts and statutes, as applicable, the B.L. & L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Environment authorities, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities, West Bengal Fire Services and all Fire Authorities, and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi-Judicial, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make, sign, execute, affirm, notarize, register, submit, present for registration, admit, execution, acknowledge, register or have register or have perfected and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc. (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said premises and other papers and documents (including cause papers and orders passed in any suit) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said attorneys or any of them.
22. To insure and keep insured the new building/s at the said Premises or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed





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necessary and/or desirable by the said attorneys or any of them and to pay all premium for such insurance.

23. To sign and apply for and take loans and/or finances from any Bank and/or Financial Institution and/or NBFC and/or Private Lender and/or other entity on the security of the Developer's Allocation (as defined in the said Development Agreement) and such other securities and guarantees as may be required and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to sign all documents and to allow the persons interested in purchasing flats, units, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces or rights in the new building or buildings to be constructed at the said Premises and/or the land comprised in the said Premises or any portion thereof or any undivided share therein to take loans from any such Bank or Financial Institution or lenders, in accordance with the said Development Agreement.
24. To arrange for financing of the Project at the said Premises by Bank/Financial Institution/other entity and obtain loans for the Project and to sign and execute necessary documents on behalf of the Principals and to create a mortgage/charge in favour of the Financier for availing such Project Finance only in respect of the Developer's Allocation (as defined in the said Development Agreement).
25. To negotiate with the person or persons interested in owning, purchasing and/or otherwise acquiring flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said Premises and accept bookings/blockings from such intending buyer or buyers and to make commitments and sell, convey, lease, transfer or otherwise dispose of such flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said Premises alongwith or independent of or independently the land comprised in the said Premises attributable thereto or any portion thereof or any undivided share therein to such person or persons and at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper and to receive and appropriate all proceeds consideration deposit and other amounts received/realised out of such





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sale conveyance and/or transfer and grant valid receipts and discharges which shall fully exonerate the person paying the same, in accordance with the said Development Agreement.

26. To cancel any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire flats, shops, showrooms, offices, car parking spaces and other constructed areas/saleable spaces and/or undivided shares in the land comprised in the said Premises and to deal with the space and rights of such person or persons in such manner as the said attorney or attorneys may deem fit and proper.
27. To join in as party to agreements for sale, lease or otherwise transfer of the flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said Premises and/or undivided share in the land comprised in the said Premises or part thereof, and confirming thereunder inter-alia the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of conveyance, lease or otherwise transfer to be executed in pursuance thereof.
28. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds, sale deeds, transfer deeds, conveyances, nominations, assignments, rectifications, declarations, affidavits, applications, undertakings, indemnities and other documents.
29. To sign and appear and represent the Principals before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said Attorneys or any of them by virtue of the powers hereby conferred.



30. To finalise and accept or dispute the market value assessed by the concerned Registrar or the concerned Collector or other concerned authority or authorities and for that to do all acts deeds and things and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of all documents of title, clearances, plans etc. as may be required and found necessary or expedient by the said attorney or attorneys.
31. To sign and appear and represent the Principals before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said attorney or attorneys by virtue of the powers hereby conferred.
32. To enforce any covenant in any agreement, sale deed, transfer deed, conveyance, assignment deed or any other documents of transfer executed by the Principals or by the said attorneys or any of them by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.
33. To ask, demand, sue for, recover, realise and collect money, earnest money, consideration, construction costs, deposits, advances, compensation, interest, damages, payments whatsoever etc., which are or may be due payable or recoverable under any such Agreement from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
34. To sign and submit all papers applications and documents for having and to have the flats, shops, showrooms, offices and other constructed areas in the new building/s that may be constructed at the said Premises separately assessed and mutated in the names of the respective persons desirous of acquiring the same as hereinbefore stated in all public records and with all authorities and/or persons (including the Kolkata Municipal Corporation) having jurisdiction over the said Premises and to deal with such authority and/or authorities in such manner as the said attorneys or any of them may deem fit and proper.



35. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revision and other legal proceedings and demands civil criminal or revenue concerning the sanction revalidation renewal modification and/or alteration of plans and/or obtaining of permission, clearances, certificate etc., and/or touching any of the matters herein contained concerning the said Premises or any part thereof in which the Principals are in any way or manner now or may hereafter be interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue (including the Collector, Tribunal etc.).
36. 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 Principals.
37. To accept notices, summons and service or papers from any Court, Tribunal, Postal authorities and/or other authority and/or person.
38. 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.
39. 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.
40. To sign and appear and represent the Principals before all authorities make commitments and give undertakings as be required for all or any of the purposes herein contained.

**AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the said Premises or any part thereof or any





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undivided share therein and/or in the building/s to be constructed at the said Premises which the Principals themselves would have lawfully done under its own hand and seal, if personally present.

AND the Principals do and each of them 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 in accordance with the terms and conditions of the Development Agreement

**THE SCHEDULE ABOVE REFERRED TO:**

**("said Premises")**

All That Municipal Premises No.59A, Sarat Bose Road {formed upon amalgamation of the erstwhile (i) Municipal Premises No.59A, Sarat Bose Road; (ii) Municipal Premises No.2/1A, Mohendra Road; and (iii) Municipal Premises No.2/1B, Mohendra Road}; P.O. Bhowanipore, P.S. Bhowanipore, Ward No. 072 of the Kolkata Municipal Corporation, Kolkata 700025, containing a land area of 9 (Nine) Cottahs 3 (Three) Chittacks 31 (Thirty One) Square Feet more or less as per Trust Deed and 9 (Nine) Cottahs 14 (Fourteen) Chittacks 1 (One) Square Feet more or less as per physical survey, and butted and bounded as follows:

on the North : By KMC road namely Sarat Bose Road, Kolkata;  
 on the East : By premises no. 2/2A, Mahendra Road, Kolkata;  
 on the South : By KMC road namely Mahendra Road, Kolkata;  
 on the West : By premises no. 2A, Mahendra Road and 2C, Mahendra Road, Kolkata;

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





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ADDITIONAL REGISTRAR  
OF ASSURANCES-KOLKATA  
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IN WITNESS WHEREOF the Principals have executed this Power of Attorney on this 10<sup>th</sup> day of June, 2022.

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

- ① Suman Chatterjee  
23, JANATA SARANI  
HINDMOTOR, HOOGHLY.  
PIN: 712233.
- ② Harindran Choudhary  
2B, MAHENDRA ROAD  
KOLKATA - 700025

M. K. Chatterjee  
(KISHORE CHATTERJEE)  
Mr. Deb  
(CTR/DIS CHATTERJEE)  
Kaishik Chatterjee  
Tanuka Chatterjee  
Anand Chatterjee  
Kausik Chatterjee  
Sneha Chatterjee  
Shanku Chatterjee

ACCEPTED by the withinnamed ATTORNEYS  
at Kolkata  
Drafted by me

Harindran Choudhary  
10/6/2022

Advocate, High Court, Calcutta  
Saraogi & Co., Advocates  
4C & 4E Punwani Chambers  
7B Kiran Shankar Roy Road  
Kolkata 700001

ADITRI PROPERTIES PVT. LTD.

Shantanu Chatterjee  
Director / Auth. Signatory





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ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

10 JUN 2022

**SPECIMEN FORM FOR FINGERPRINTS**



<i>M. Lee</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Muttiger</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Kapur</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Parvate Chavhan</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER





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10 JUN 2022

**SPECIMEN FORM FOR TEN FINGERPRINTS**



<i>Amal Chatterjee</i>	LEFT HAND	LITTLE FINGER 	RING FINGER 	MIDDLE FINGER 	FORE FINGER 	THUMB 
	RIGHT HAND	THUMB 	FORE FINGER 	MIDDLE FINGER 	RING FINGER 	LITTLE FINGER 



<i>Vandana Chatterjee</i>	LEFT HAND	LITTLE FINGER 	RING FINGER 	MIDDLE FINGER 	FORE FINGER 	THUMB 
	RIGHT HAND	THUMB 	FORE FINGER 	MIDDLE FINGER 	RING FINGER 	LITTLE FINGER 



<i>Sheela Chatterjee</i>	LEFT HAND	LITTLE FINGER 	RING FINGER 	MIDDLE FINGER 	FORE FINGER 	THUMB 
	RIGHT HAND	THUMB 	FORE FINGER 	MIDDLE FINGER 	RING FINGER 	LITTLE FINGER 



<i>S. K. Chatterjee</i>	LEFT HAND	LITTLE FINGER 	RING FINGER 	MIDDLE FINGER 	FORE FINGER 	THUMB 
	RIGHT HAND	THUMB 	FORE FINGER 	MIDDLE FINGER 	RING FINGER 	LITTLE FINGER 





8

ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
10 JUN 2022

**SPECIMEN FORM FOR TEN FINGERPRINTS**



*Shantanu Shaw*

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER







1

ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
10 JUN 2022



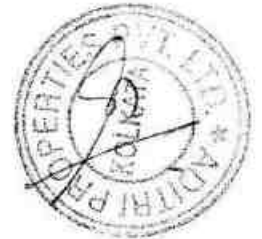
## Major Information of the Deed

No.	I-1902-06428/2022	Date of Registration	10/06/2022
No / Year	1902-8001752844/2022	Office where deed is registered	
Entry Date	10/06/2022 5:02:35 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SARAOGI AND COMPANY KOLKATA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9874682423, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 7,98,20,974/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190206418/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Bose Road, Road Zone : (Paddapukur -- Hazra Road (Ward No. 72)) , , Premises No: 59A, , Ward No: 072 Pin Code : 700025

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	9 Katha 14 Chatak 1 Sq Ft		7,98,20,974/-	Property is on Road , Project Name :
<b>Grand Total :</b>				16.296Dec	0 /-	798,20,974 /-	






**Details :**



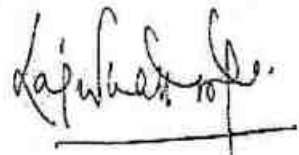
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr Kishore Chatterjee</b> Son of Late Anil Kumar Chaterjee Executed by: Self, Date of Execution: 10/06/2022 , Admitted by: Self, Date of Admission: 10/06/2022 ,Place : Office			
10/06/2022	LTI 10/06/2022	10/06/2022	

59A, Sarat Bose Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxx7r,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/06/2022  
 , Admitted by: Self, Date of Admission: 10/06/2022 ,Place : Office

Name	Photo	Finger Print	Signature
2 <b>Mr Tridib Surath Chatterjee</b> Son of Late Surath Chaterjee Executed by: Self, Date of Execution: 10/06/2022 , Admitted by: Self, Date of Admission: 10/06/2022 ,Place : Office			
10/06/2022	LTI 10/06/2022	10/06/2022	

A4, Joyti Sadan Sitaladevi Temple Road, City:- , P.O:- Mahim, P.S:-MAHIM, District:-Mumbai, Maharashtra, India, PIN:- 400016 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: aaxxxxx0m,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/06/2022  
 , Admitted by: Self, Date of Admission: 10/06/2022 ,Place : Office

Name	Photo	Finger Print	Signature
3 <b>Mr Rajiv Chatterjee, (Alias: Mr Rajib Chatterjee)</b> Son of Late Monindra Kumar Chaterjee Executed by: Self, Date of Execution: 10/06/2022 , Admitted by: Self, Date of Admission: 10/06/2022 ,Place : Office			
10/06/2022	LTI 10/06/2022	10/06/2022	

59A, Sarat Bose Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: abxxxxx2e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/06/2022  
 , Admitted by: Self, Date of Admission: 10/06/2022 ,Place : Office



**Mrs Tanuka Chatterjee**  
Wife of Late Sanjib  
Chatterjee  
Executed by: Self, Date of  
Execution: 10/06/2022  
, Admitted by: Self, Date of  
Admission: 10/06/2022 ,Place  
: Office



10/06/2022



LTI  
10/06/2022

*Tanuka Chatterjee*

10/06/2022

59A, Sarat Bose Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South24-Parganas, West Bengal, India, PIN:- 700025 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ahxxxxx6d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/06/2022  
, Admitted by: Self, Date of Admission: 10/06/2022 ,Place : Office



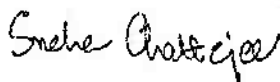



5	Name	Photo	Finger Print	Signature
	<b>Mr Arindam Alope Chatterjee, (Alias: Mr Arindam A Chatterjee)</b> Son of Late Alok Anil Chaterjee Executed by: Self, Date of Execution: 10/06/2022 , Admitted by: Self, Date of Admission: 10/06/2022 ,Place : Office			<i>Arindam Chatterjee</i>
	10/06/2022	LTI 10/06/2022	10/06/2022	

Begur, City:- , P.O:- Bommanahalli, P.S:-MADIVALA, District:-Bangalore, Karnataka, India, PIN:- 560068 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aaxxxxx8e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/06/2022  
, Admitted by: Self, Date of Admission: 10/06/2022 ,Place : Office

6	Name	Photo	Finger Print	Signature
	<b>Mr Kaushik Chatterjee</b> Son of Mr Kishor Chaterjee Executed by: Self, Date of Execution: 10/06/2022 , Admitted by: Self, Date of Admission: 10/06/2022 ,Place : Office			<i>Kaushik Chatterjee</i>
	10/06/2022	LTI 10/06/2022	10/06/2022	

59A, Sarat Bose Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxx0h,Aadhaar No Not Provided, Status :Confirming Party, Executed by: Self, Date of Execution: 10/06/2022  
, Admitted by: Self, Date of Admission: 10/06/2022 ,Place : Office



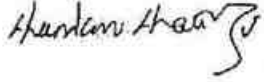


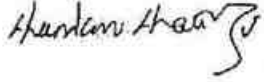


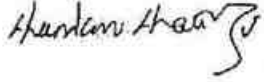


Name	Photo	Finger Print	Signature
<b>Sneha Chatterjee</b> Daughter of Late Sanjib Chatterjee Executed by: Self, Date of Execution: 10/06/2022 , Admitted by: Self, Date of Admission: 10/06/2022 ,Place : Office			
10/06/2022	LTI 10/06/2022	10/06/2022	
59A, Sarat Bose Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South24-Parganas, West Bengal, India, PIN:- 700025 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bbxxxxxx1f,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/06/2022 , Admitted by: Self, Date of Admission: 10/06/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>Mr Shaunak Chatterjee</b> Son of Late Sanjib Chatterjee Executed by: Self, Date of Execution: 10/06/2022 , Admitted by: Self, Date of Admission: 10/06/2022 ,Place : Office			
10/06/2022	LTI 10/06/2022	10/06/2022	
59A, Sarat Bose Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bexxxxxx8a,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/06/2022 , Admitted by: Self, Date of Admission: 10/06/2022 ,Place : Office			

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ADITRI PROPERTIES PRIVATE LIMITED</b> 2C, Mahendra Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx8B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative




**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Chandan Chatterjee (Presentant)</b>            Son of Late S K Chatterjee            Date of Execution - 10/06/2022, , Admitted by: Self, Date of Admission: 10/06/2022, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jun 10 2022 6:07PM</td> <td>LTI 10/06/2022</td> <td>10/06/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Chandan Chatterjee (Presentant)</b> Son of Late S K Chatterjee Date of Execution - 10/06/2022, , Admitted by: Self, Date of Admission: 10/06/2022, Place of Admission of Execution: Office				Jun 10 2022 6:07PM	LTI 10/06/2022	10/06/2022	
Name	Photo	Finger Print	Signature										
<b>Mr Chandan Chatterjee (Presentant)</b> Son of Late S K Chatterjee Date of Execution - 10/06/2022, , Admitted by: Self, Date of Admission: 10/06/2022, Place of Admission of Execution: Office													
Jun 10 2022 6:07PM	LTI 10/06/2022	10/06/2022											



West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx0H, Aadhaar No. Not Provided Status: Representative, Representative of: ADITRI PROPERTIES PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUMANTA CHAKRABORTY</b> Son of Mr SUBAL CHAKRABORTY 23, JANATA SARANI, City:- Not Specified, P.O:- HINDMOTOR, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712233			
	10/06/2022	10/06/2022	10/06/2022

Identifier Of Mr Kishore Chatterjee, Mr Tridib Surath Chatterjee, Mr Rajiv Chatterjee, Mrs Tanuka Chatterjee, Mr Arindam Alope Chatterjee, Mr Kaushik Chatterjee, Mrs Sneha Chatterjee, Mr Shaunak Chatterjee, Mr Chandan Chatterjee

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Kishore Chatterjee	ADITRI PROPERTIES PRIVATE LIMITED-1.358 Dec
2	Mr Tridib Surath Chatterjee	ADITRI PROPERTIES PRIVATE LIMITED-1.358 Dec
3	Mr Rajiv Chatterjee	ADITRI PROPERTIES PRIVATE LIMITED-1.358 Dec
4	Mrs Tanuka Chatterjee	ADITRI PROPERTIES PRIVATE LIMITED-1.358 Dec
5		ADITRI PROPERTIES PRIVATE LIMITED-1.358 Dec
6	Mr Arindam Alope Chatterjee	ADITRI PROPERTIES PRIVATE LIMITED-1.358 Dec
7		ADITRI PROPERTIES PRIVATE LIMITED-1.358 Dec
8		ADITRI PROPERTIES PRIVATE LIMITED-1.358 Dec
9		ADITRI PROPERTIES PRIVATE LIMITED-1.358 Dec
10	Mrs Sneha Chatterjee	ADITRI PROPERTIES PRIVATE LIMITED-1.358 Dec
11	Mr Shaunak Chatterjee	ADITRI PROPERTIES PRIVATE LIMITED-1.358 Dec
12		ADITRI PROPERTIES PRIVATE LIMITED-1.358 Dec





10-06-2022

**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.

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

Presented for registration at 17:50 hrs on 10-06-2022, at the Office of the A.R.A. - II KOLKATA by Mr Chandan Chatterjee .

**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 7,98,20,974/-

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

Execution is admitted on 10/06/2022 by 1. Mr Kishore Chatterjee, Son of Late Anil Kumar Chaterjee, 59A, Road: Sarat Bose Road, , P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Retired Person, 2. Mr Tridib Surath Chatterjee, Son of Late Surath Chaterjee, A4, Joyti Sadan Sitaladevi Temple Road, P.O: Mahim, Thana: MAHIM, , Mumbai, MAHARASHTRA, India, PIN - 400016, by caste Hindu, by Profession Professionals, 3. Mr Rajiv Chatterjee, Alias Mr Rajib Chatterjee, Son of Late Monindra Kumar Chaterjee, 59A, Road: Sarat Bose Road, , P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business, 4. Mrs Tanuka Chatterjee, Wife of Late Sanjib Chaterjee, 59A, Road: Sarat Bose Road, , P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession House wife, 5. Mr Arindam Alok Chatterjee, Alias Mr Arindam A Chatterjee, Son of Late Alok Anil Chaterjee, Begur, P.O: Bommanahalli, Thana: MADIVALA, , Bangalore, KARNATAKA, India, PIN - 560068, by caste Hindu, by Profession Business, 6. Mr Kaushik Chatterjee, Son of Mr Kishor Chaterjee, 59A, Road: Sarat Bose Road, , P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business, 7. Mrs Sneha Chatterjee, Daughter of Late Sanjib Chatterjee, 59A, Road: Sarat Bose Road, , P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession House wife, 8. Mr Shaunak Chatterjee, Son of Late Sanjib Chatterjee, 59A, Road: Sarat Bose Road, , P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business

Identified by Mr SUMANTA CHAKRABORTY, , Son of Mr SUBAL CHAKRABORTY, 23, JANATA SARANI, P.O: HINDMOTOR, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712233, by caste Hindu, by profession Service

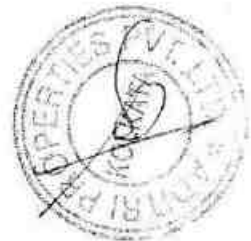
**Admission of Execution ( Under Section 58 W.B. Registration Rules 1962 ) [Representative]**

Execution is admitted on 10-06-2022 by Mr Chandan Chatterjee, Director, ADITRI PROPERTIES PRIVATE LIMITED, 2C, Mahendra Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr SUMANTA CHAKRABORTY, , Son of Mr SUBAL CHAKRABORTY, 23, JANATA SARANI, P.O: HINDMOTOR, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712233, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101/- ( E = Rs 21/- , I = Rs 55/- , M(a) = Rs 21/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 101/-



ed that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-  
cription of Stamp  
Stamp: Type: impressed, Serial no 43767, Amount: Rs.100/-, Date of Purchase: 09/06/2022, Vendor name: S  
SUKHERJEE

7/03

**Satyajit Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**



DATED THIS 10<sup>th</sup> DAY OF JUNE 2022

BETWEEN

KISHORE CHATTERJEE & ORS

... Principals

AND

M/S.ADITRI PROPERTIES PVT. LTD. &  
ORS

... Attorneys

DEVELOPMENT POWER



SARAOGI & COMPANY  
Advocates  
7B Kiran Shankar Roy Road  
4C & 4E Punwani Chambers, 4<sup>th</sup> Floor  
Kolkata # 700 001



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 258077 to 258103

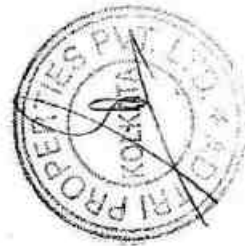
being No 190206428 for the year 2022.



Digitally signed by SATYAJIT BISWAS  
Date: 2022.06.27 17:08:28 -07:00  
Reason: Digital Signing of Deed.

*Handwritten signature*

(Satyajit Biswas) 2022/06/27 05:08:28 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.



(This document is digitally signed.)