

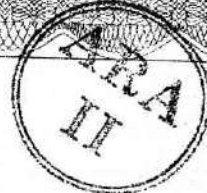
145715/2022

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13145/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AL 075063

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5/11/22

Additional Registrar
of Assurances II Kolkata

Certified that the Document's registration
Registration
endorsement
are the part of

[Signature]

Additional Registrar
of Assurances II Kolkata

3 NOV 2022

DEVELOPMENT POWER

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, (SMT.) REJINA CHATTERJEE, having OCI No. A802532 and Indian Income Tax PAN:AICPC7617B, daughter of Late Sailendra Kumar Chatterjee, presently residing at 3700 Watercrest Drive Plano, Texas-75093, Post Office-Plano, Police Station-Plano, Texas, USA



139792

SARADGI & COMPANY
ADVOCATES
2 & 3, K. S. ROY ROAD,
KOLKATA-700011

NAME
ADD.
RE.
23 DEC 2021
SURANJAN MISHRA
Licensed Solicitor
C. C. Court
2 & 3, K. S. Roy Road, Kolkata

23 DEC 2021

23 DEC 2021



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 3 NOV 2021

and resident in India at No.2/1A, Mahendra Road, Post Office-Bhawanipore, Police Station-Bhawanipore, Kolkata-700025, being one of the **Present Trustee** of the **Trust** created by the **Deed of Trust** dated 8th January 1970 made between (1) Bimal Kumar Chatterjee, (2) Sm. 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 and also being one of the Beneficiary under the said **Deed of Trust** dated 8th January 1970 (hereinafter referred to as: "the **PRINCIPAL**") **SEND GREETINGS:**

WHEREAS:

- A. The Principal herein, alongwith 1) Kishore Chatterjee, (2) Tridib Chatterjee, (3) Rajib Chatterjee @ Rajiv Chatterjee, (4) (Smt.) Tanuka Chatterjee, and (5) Arindam Chatterjee, are the Trustees of the Trust mentioned above, and the Trustees are seized and possessed of **All Those** (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 an **aggregate land area of 9 Cottahs 3 Chittacks 31 Square Feet** more or less as per Trust Deed and **9 Cottahs 14 Chittacks 1 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 Principal/Trustee alongwith other Trustees and Beneficiaries 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 her obligations therein, the Principal is 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 I, the withinnamed **Principal** doth hereby nominate constitute and appoint the said **Attorney** as the true and lawful attorney of the





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- 3 NOV 2002

Principal for in the name and on behalf of the Principal 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:

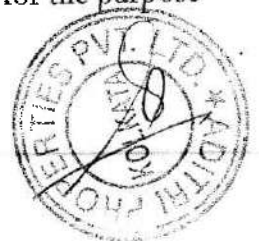
1. To manage, maintain, look after, supervise and administer and defend possession of the said Premises and every part thereof.
2. To sign and apply for and cause to be mutated the names of the Trustees in the records of all concerned authorities, including the Kolkata Municipal Corporation, as owners of the said Premises, if not already done.
3. To do all acts deeds and things if and as be required to be done for amalgamation of the aforesaid three premises forming the said Premises and do all acts deeds and things incidental thereto.
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 consolidate, amalgamate, separate, apportion, divide, partition and demarcate the said Premises and/or any portion thereof;
6. 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.
7. 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.
8. 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.
9. To have the said Premises surveyed and measured and to have the soil tested.
10. 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.
11. 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 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 Attorney 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



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
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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

12. 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.
13. 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.
14. 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.
15. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance 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.
16. 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 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.
17. 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.
18. 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.
19. 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.
20. 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.



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ADDITIONAL REGISTRAR
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- 3 NOV 2012

- 21. 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.
- 22. 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 respect of construction and/or occupation of the new building/s to be constructed at the said Premises or any part thereof.
- 23. 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.
- 24. For all or any of the purposes hereinbefore stated and also hereinafter contained to appear and represent the Principal 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.
- 25. 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 necessary and/or desirable by the said attorneys or any of them and to pay all premium for such insurance.
- 26. 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





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other securities and guarantees as may be required and on such terms and conditions as the said Attorney 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.

27. 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 Principal 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).
28. 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 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.
29. 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.
30. 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.
31. 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.





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32. To sign and appear and represent the Principal before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Registrar of Assurances and other officer or officers of 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 by virtue of the powers hereby conferred.
33. 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.
34. To sign and appear and represent the Principal 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 by virtue of the powers hereby conferred.
35. To enforce any covenant in any agreement, sale deed, transfer deed, conveyance, assignment deed or any other documents of transfer executed by the Principal 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.
36. 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.
37. 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.
38. 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 Principal is 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.).





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MELITA
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39. 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.
40. To accept notices, summons and service or papers from any Court, Tribunal, Postal authorities and/or other authority and/or person.
41. 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.
42. 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.
43. To sign and appear and represent the Principal 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 undivided share therein and/or in the building/s to be constructed at the said Premises which the Principal herself could have lawfully done under her 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 Attorney 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.

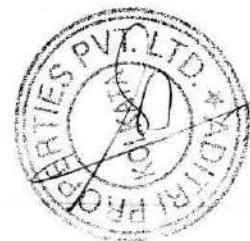
**THE SCHEDULE ABOVE REFERRED TO:
("said Premises")**

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.

Be it Noted that the Principal is executing this Power of Attorney and granting Development right in favour of the said Developer, as one of the Trustee out of the present six Trustees, as hereinbefore recited.



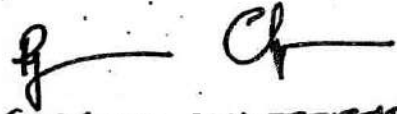
try
day



ADDITIONAL COPY
OF ASSURANCE POLICY

IN WITNESS WHEREOF the Principal have executed this Power of Attorney on this 3rd
day of November, 2022.

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


(REGINA CHATTERJEE)

- 1) Sudhis Jai
- 2. Sumanta Chakrabarty

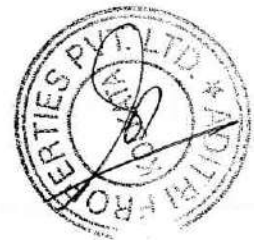
ACCEPTED by the withinnamed ATTORNEY
At Kolkata

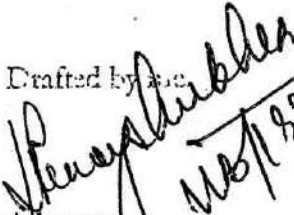
ADITRI PROPERTIES PVT. LTD.

Director / Auth. Signatory

1) Sudhis Jai
70, K. S Roy Road
KOL-1

⇒ Sumanta Chakrabarty
23, Jyoti Soudamini
Housing Society, Homi Bhabha
Road, Kolkata-712253

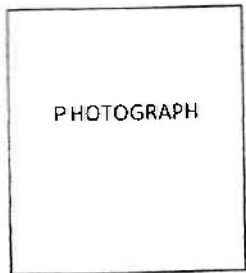
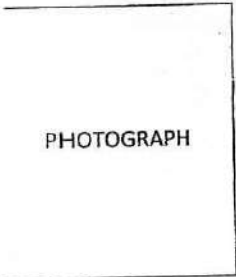


Drafted by 
Advocate
High Court, Calcutta
11/07/2022



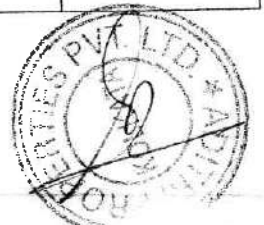
ADDITIONAL REGISTER
OF ASSURANCE IN HOLYAT
- 3 NOV 1952

SPECIMEN FORM FOR TEN FINGERPRINTS



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

V.R.P.
 U.S. Chandan Chatterjee



Deed No
Query



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 3 NOV 1962

Major Information of the Deed



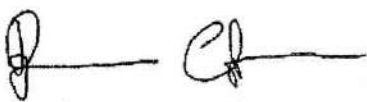
Deed No :	i-1902-13145/2022	Date of Registration	03/11/2022
Query No / Year	1902-2003123137/2022	Office where deed is registered	
Query Date	02/11/2022 2:27:32 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SARAOGI AND COMPANY Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9874682423, Status :Solicitor firm		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,38,50,020/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,170/- (Article:48(g))	Rs. 112/- (Article:E, E, E)		
Remarks	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	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		1108 Sq Ft		1,38,50,020/-	Property is on Road
Grand Total :					2.5392Dec	0/-	138,50,020 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Rejina Chatterjee Daughter of Late Sailendra Kumar Chaterjee Executed by: Self, Date of Execution: 03/11/2022 , Admitted by: Self, Date of Admission: 03/11/2022 ,Place : Office			
	03/11/2022	LTI	03/11/2022	03/11/2022
59A, Sarat Bose Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aixxxxxx7b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/11/2022 , Admitted by: Self, Date of Admission: 03/11/2022 ,Place : Office				



Speed No
Query



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, CALCUTTA
- 3 NOV 1962

Major Information of the Deed




Deed No :	I-1902-13145/2022	Date of Registration	03/11/2022
Query No / Year	1902-2003123137/2022	Office where deed is registered	
Query Date	02/11/2022 2:27:32 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SARAOGI AND COMPANY Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9874682423, Status :Solicitor firm		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,38,50,020/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,170/- (Article:48(g))	Rs. 112/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

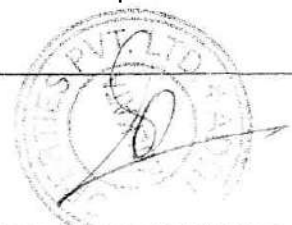
Land Details :

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	(RS :-)		Bastu	1108 Sq Ft		1,38,50,020/-	Property is on Road
Grand Total :				2.5392Dec	0 /-	138,50,020 /-	

Principal Details :



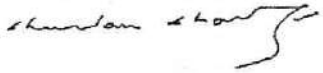


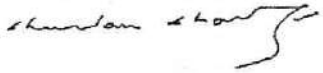


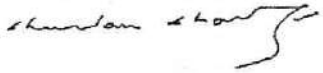
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Rejina Chatterjee Daughter of Late Sailendra Kumar Chaterjee Executed by: Self, Date of Execution: 03/11/2022 , Admitted by: Self, Date of Admission: 03/11/2022 ,Place : Office	 <small>03/11/2022</small>	 <small>LTI 03/11/2022</small>	 <small>03/11/2022</small>
59A, Sarat Bose Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aixxxxx7b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/11/2022 , Admitted by: Self, Date of Admission: 03/11/2022 ,Place : Office				






Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	ADITRI PROPERTIES PRIVATE LIMITED 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 by UIDAI, 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> Mr Chandan Chatterjee (Presentant) Son of Late S K Chatterjee Date of Execution - 03/11/2022, , Admitted by: Self, Date of Admission: 03/11/2022, Place of Admission of Execution: Office </td> <td>  Nov 3 2022 3:33PM </td> <td>  LTI 03/11/2022 </td> <td>  03/11/2022 </td> </tr> </tbody> </table> <p>2/2A, Mahendra Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx0H, Aadhaar No: 72xxxxxxxx8525 Status : Representative, Representative of : ADITRI PROPERTIES PRIVATE LIMITED (as Director)</p>	Name	Photo	Finger Print	Signature	Mr Chandan Chatterjee (Presentant) Son of Late S K Chatterjee Date of Execution - 03/11/2022, , Admitted by: Self, Date of Admission: 03/11/2022, Place of Admission of Execution: Office	 Nov 3 2022 3:33PM	 LTI 03/11/2022	 03/11/2022
Name	Photo	Finger Print	Signature						
Mr Chandan Chatterjee (Presentant) Son of Late S K Chatterjee Date of Execution - 03/11/2022, , Admitted by: Self, Date of Admission: 03/11/2022, Place of Admission of Execution: Office	 Nov 3 2022 3:33PM	 LTI 03/11/2022	 03/11/2022						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sumanta Chakraborty Son of Mr Subal Chakraborty 23, Janata Sarani, City:- , P.O:- Hindmotor, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712233	 03/11/2022	 03/11/2022	 03/11/2022

Identifier Of Mrs Rejina Chatterjee, Mr Chandan Chatterjee



03-11-2022

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 14:49 hrs on 03-11-2022, 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 1,38,50,020/-

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

Execution is admitted on 03/11/2022 by Mrs Rejina Chatterjee, Daughter of Late Sailendra Kumar 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

Indetified 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 03-11-2022 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

Indetified 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 112.00/- (E = Rs 28.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/11/2022 6:30PM with Govt. Ref. No: 192022230157022838 on 02-11-2022, Amount Rs: 28/-, Bank: SBI EPay (SBIEPay), Ref. No. 6222982488737 on 02-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 20,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 139792, Amount: Rs.100.00/-, Date of Purchase: 23/12/2021, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/11/2022 6:30PM with Govt. Ref. No: 192022230157022838 on 02-11-2022, Amount Rs: 20,070/-, Bank: SBI EPay (SBIEPay), Ref. No. 6222982488737 on 02-11-2022, Head of Account 0030-02-103-003-02

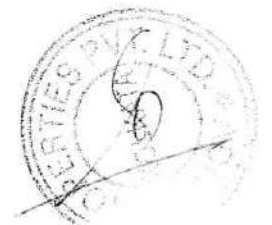
Signature

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal





भारत सरकार

GOVERNMENT OF INDIA

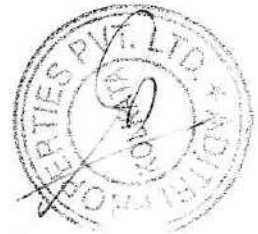


चन्दन चटर्जी
Chandan Chatterjee
जन्म तिथि/ DOB: 15/08/1967
पुरुष / MALE



7247 4468 8525

आधार - साधारण मानुषेण अधिकार





भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :

S/O: Late Sachindra Kumar Chatterjee, 2 /
2 A, MAHENDRA ROAD, LANESDOWN MARKET,
BHAWANIPORE, Bhawanipore, Kolkata, West
Bengal - 700025



1847
1800 300 1847

help@uidai.gov.in www.uidai.gov.in

www

P.O. Box No. 1847,
Bengaluru-560 001

Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230157022838

GRN Details

GRN: 192022230157022838 **Payment Mode:** SBI Epay
GRN Date: 02/11/2022 18:29:26 **Bank/Gateway:** SBIEpay Payment Gateway
BRN : 6222982488737 **BRN Date:** 02/11/2022 18:30:04
Gateway Ref ID: IGAOOVRGM4 **Method:** State Bank of India NB
GRIPS Payment ID: 021120222015702282 **Payment Init. Date:** 02/11/2022 18:29:26
Payment Status: Successful **Payment Ref. No:** 2003123137/6/2022
[Query No*/Query Year]

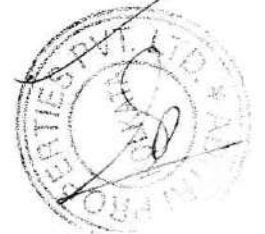
Depositor Details

Depositor's Name: Ms ADITRI PROPERTIES PVT LTD
Address: 2C, MAHENDRA ROAD, KOLKATA: 700025
Mobile: 9830046915
Email: accounts@ashrayproperties.com
Period From (dd/mm/yyyy): 02/11/2022
Period To (dd/mm/yyyy): 02/11/2022
Payment Ref ID: 2003123137/6/2022
Dept Ref ID/DRN: 2003123137/6/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003123137/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	20070
2	2003123137/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				20098

IN WORDS: TWENTY THOUSAND NINETY EIGHT ONLY.





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



021120222015702282

GRIPS Payment Detail

GRIPS Payment ID:	021120222015702282	Payment Init. Date:	02/11/2022 18:29:26
Total Amount:	20098	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6222982488737	BRN Date:	02/11/2022 18:30:04
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

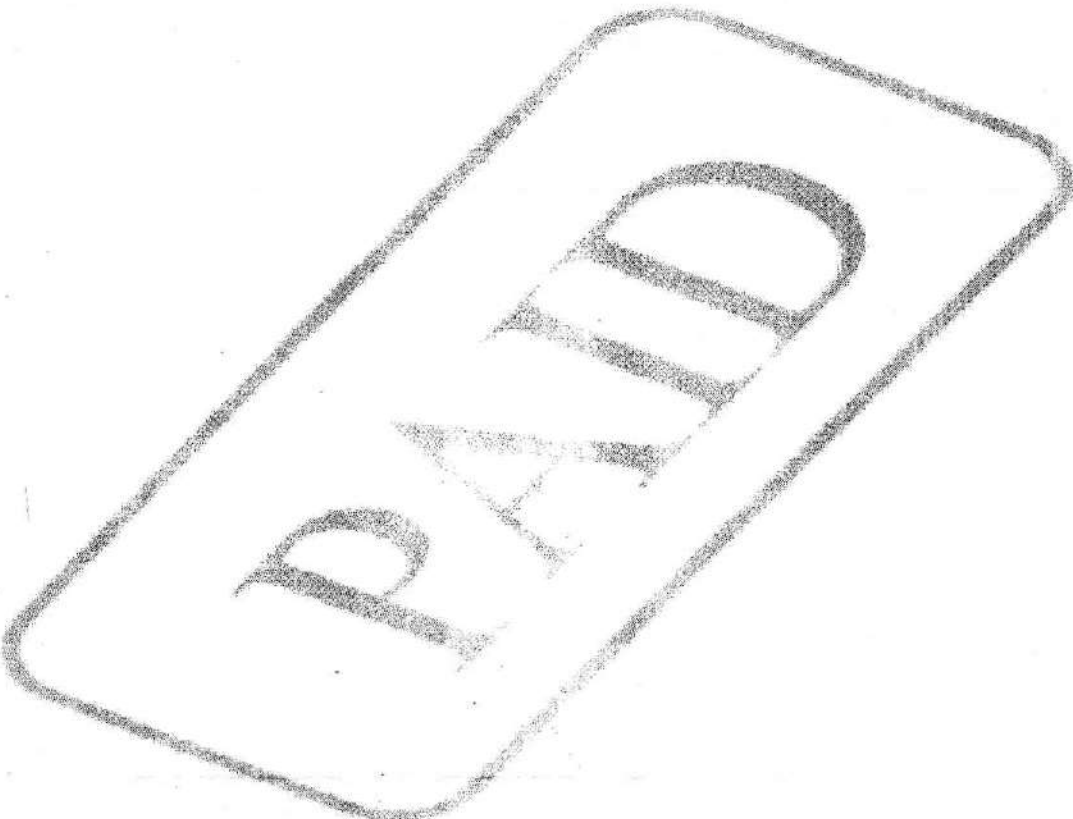
Depositor's Name: Ms ADITRI PROPERTIES PVT LTD
Mobile: 9830046915

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230157022838	Directorate of Registration & Stamp Revenue	20098
Total			20098

IN WORDS: TWENTY THOUSAND NINETY EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

CHANDAN CHATTERJEE

SACHINDRA KUMAR CHATTERJEE

15/08/1967

Permanent Account Number

ACRPC0270H

Signature



38672011



संक्षेप

- 1 यह प्रमाणपत्र भारत सरकार की संपत्ति है। इसकी कपडकाले प्रतिलिपि की और से इस प्रमाणपत्र के बारे में, इसे वापस करने सहित कोई भी सुझाव भारत होने पर, अथवा सुरक्षा अनुपालन किया जाए।
- 2 इस प्रमाणपत्र में कोई परिवर्तन किया जाए, या किसी भी प्रकार से इसे धारणित भी न किया जाए।
- 3 यह प्रमाणपत्र गुरु हो जाने का बोध हो जाने पर तत्काली सुरक्षा अधिकारी के भारतीय विमान को और यदि भारत में हो तो ओ.आई. प्रकीरण, भारतीय अनुमान विभाग, भारत, गुरुनगर, जैसलमेर हाऊस, चण्डीगढ़ रोड, नई दिल्ली-110011 को सुरक्षा दी जाए।

CAUTION

- 1 This certificate is the property of the Government of India. Any communication received by the holder from the issuing Authority regarding this certificate, including demand for its surrender should be complied with immediately.
- 2 This certificate must not be altered or mutilated in any way.
- 3 Loss, theft or destruction of this certificate should be immediately reported to the nearest Indian Mission abroad or to the O.I. Cell, Citizenship Section, Foreigners Division, Ministry of Home Affairs, Jaisalmer House, Mansingh Road, New Delhi-110011 if the holder is in India.

पिता / माता/ अधिकाारी का नाम / Name of Father / Legal Guardian

SALINDRA KUMAR CHATTERJEE

माता का नाम / Name of Mother

IRA CHATTERJEE

पता / Address

3700 WATERCREST DR

PLANO

TX 75093

पंजीकृत नं. / Passport No

442317914

अर्थ दिनांक / Date of Issue

05/03/2008

अर्थ दिनांक / Place of Issue

USA

अर्थ दिनांक / Visible Distinguishing Mark of OCI Certificate Holder

MOLE BELOW CHIN

USAH01456110





ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAXCA0358B

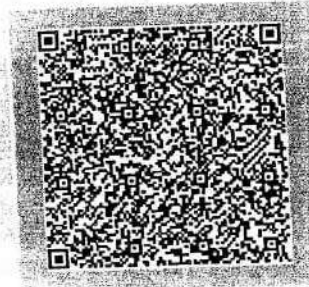
नाम / Name

ADITRI PROPERTIES PRIVATE LIMITED

निगमन/गठन की तारीख

23/05/2022

Date of Incorporation / Formation



Signature valid

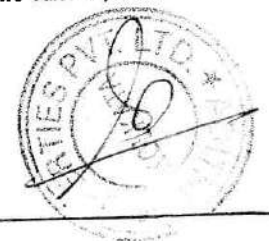
Digitally signed by
Income Tax Dept
Date: 2022.05.23 08:15
GMT+05:30

- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कदम से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखखाव व बहाली आदि भी शामिल है।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 [Refer Rule 114B of Income Tax Rules, 1962] आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- Possession of using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- The PAN card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card." (आयकर विभाग के पास एक एन्हांसड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAXCA0358B</p> <p>नाम / Name ADITRI PROPERTIES PRIVATE LIMITED</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 23/05/2022</p> 	<p>इस कार्ड के खोले/पाने पर कृपया सावधान कर/सावधान आयकर विभाग को सूचित करें, एवं परत में परत की सहायता से सुरक्षित रखें। फोन नं. 011-2721 8080/8081 मॉडल कॉलोनी, नज़द डीप बंगलाऊ चौक, नया दिल्ली - 110 016</p> <p>If this card is lost/damaged/lost card is found, please inform/return to Income Tax PAN Services Unit, NSDL 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony Near Deep Bungalow Chowk, New Delhi - 110 016</p> <p>Tel: 01-20-2721 8080 Fax: 01-20-2721 8081 e-mail: unit6@nsdl.com</p>
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Electronically Issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)




ভারত সরকার
Government of India



নাম / Name: Sumanta Chakraborty
পিতা / Father: Subal Chakraborty
জন্ম তারিখ / DOB: 22/08/1974
লিঙ্গ / Gender: Male

5948 0209 3551

আধার - সাধারণ মানুষের অধিকার


ভারতের একমুঠক পরিচয় কার্তিকা
Unique Identification Authority of India

ঠিকানা:
 23, জনতা সারানী, উত্তরপেরা
 (কোতরাং (EM), কুখরী, হিন্দমোলার,
 পশ্চিমবঙ্গ, 712233

Address:
 23, JANATA SARANI, Uttarpara
 Kohnung(M), Hooghly, Hindmolar,
 West Bengal, 712233

5948 0209 3551

 1902
1900 300 1947

 help@uaid.gov.in

 www.uaid.gov.in



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 452785 to 452802
being No 190213145 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.11.09 10:37:27 -08:00
Reason: Digital Signing of Deed.

Signature

(Satyajit Biswas) 2022/11/09 10:37:27 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.



(This document is digitally signed.)