

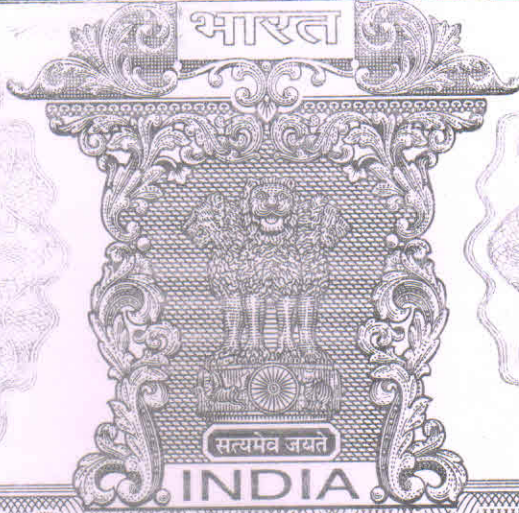
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I-0817/24 I-00669/24

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

AH 732957

8/3082172/23

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

20 JAN 2024

Additional Registrar  
of Assurances Kolkata

ADDITIONAL REGISTRAR OF  
ASSURANCES-II, KOLKATA

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, (1). SMT. RUKMINI  
DEVI LADIA alias RUKMINI LADIA, having I. T. PAN: ABAPC7481K,  
Aadhar Card No. 4302 0056 4848 and Mobile No. 9831067710, wife of  
Late Banwari Lal Ladia, by Religion : Hindu, by nationality : Indian, by  
occupation : Housewife, residing at Duke Garden Viceroy, 4AB, RB-  
29, Raghunathpur, Rajarhat, Near : HDFC Bank, Post Office: Teghoria

Visit Case No. 138 13 01  
J (1) 250/- 24  
J (2) 800/-  
Total  
Realised on

Police Station : Baguiati, Kolkata- 700059, District : 24 Parganas (North), (2). **SRI RAM KISHAN LADIA**, having I. T. PAN: ABBPL1427G, Aadhar Card No. 4428 5617 5981 and Mobile No.9830082363, son of Late Parmatma Ram Ladia alias Parmatmaram Lodia, by Religion: Hindu, by nationality : Indian, By occupation: Business, residing at 10, Swami Vivekananda Road, Fifth Floor, Near Aditya Hospital, Jessore Road, Post Office : Motijheel, Police Station : Dum Dum, Kolkata- 700074, (3). **SRI SAROJ KUMAR LADIA**, having I. T. PAN : AAYPL5832H, Aadhar Card No. 2686 8580 0032 and Mobile No. 9831255726, son of Late Parmatma Ram Ladia alias Parmatmaram Ladia alias Parmanta Ladia, by Religion : Hindu, by nationality : Indian, by occupation : Business, residing at 10, Swami Vivekananda Road, Fifth Floor, Near Aditya Hospital, Jessore Road, Post Office : Motijheel, Police Station : Dum Dum, Kolkata- 700074, (4). **SRI DEEPAK LADIA**, having I. T. PAN : AAYPL5853A, Aadhar Card No. 4542 8381 0159 and Mobile No. 9831255730, son of Late Atmaram Ladia, by Religion : Hindu, by nationality : Indian, by occupation : Chartered Accountant, residing at "SHARACH LAKEWOODS", Flat- 21, Block- B, 106D, Narkeldanga North Road, Post Office & Police Station : Narkeldanga, Kolkata- 700011 and (5). **SRI AJAY KUMAR LADIA**, having I. T. PAN : AAZPL3615K, Aadhar Card No. 6782 9176 4485 and Mobile No.9831146274, son of Late Atmaram Ladia, by Religion : Hindu, by nationality : Indian, by occupation : Business, residing at "SHARACH LAKEWOODS", Flat- 21, Block- B, 106D, Narkeldanga North Road, Post Office & Police Station : Narkeldanga, Kolkata- 700011 – Nos. 1 to 5 ALL hereinafter jointly called and referred to as the "**OWNERS**"/ "**PRINCIPALS**" do hereby **SEND GREETINGS:**

**WHEREAS** we are the owners of **ALL THAT** 95-year old building together with piece or parcel of land measuring an area of **8 (Eight) Cottahs, 14 (Fourteen) Chittacks and 10 (Ten) Sq. ft.** be the same a



little more or less, situate lying at and being Premises No. 14/6, SovaramBasak Street within Ward No. 22 of Kolkata Municipal Corporation, Post Office: Burrabazar, Police Station: Posta, Kolkata-700007 bearing Assessee No. 11-022-290022-0, Borough No. IV, more fully and particularly described in the **SCHEDULE** hereunder written and hereinafter referred to as the '**said Premises**';

**AND WHEREAS** by an under an Agreement for Development dated 26<sup>th</sup> October, 2023 made between us as Owners / First Party and **M/S SINGHI HIGHRISE PRIVATE LIMITED**, [I.T.PAN: AASCS3743H], a company incorporated under the Companies Act, 1956 and having its registered office at 2, Maharshi Debendra Road, Kolkata-700 007, Post Office: Burrabazar, Police Station: Posta, Kolkata as Developer / Second Party and registered in the Office of Additional Registrar of Assurances-II, Kolkata in Book No.I, CD Volume No.1902-2023, Pages 541042 to 541108 being Deed No.15104 for the year 2023 (hereinafter briefly called the "SAID DEVELOPMENT AGREEMENT"), we have entrusted the said premises for development and construction of a multi-storied building thereon as sanctioned by the Kolkata Municipal Corporation and as per the other terms and conditions mentioned therein entirely at their own costs and expenses;

**AND WHEREAS** in order to ensure smooth construction and development of the said premises in accordance with the said Development Agreement, it is considered necessary and expedient to execute and get registered this Power of Attorney in favour of the developer, **SINGHI HIGHRISE PRIVATE LIMITED**, represented by its authorized director Mr. NARENDRA DHANNANI, son of MR. RAJ KUMAR DHANNANI and the developer has consented to act as our constituted attorney in the aforesaid matter.

**NOW KNOW YE BY THESE PRESENTS** that we, (1). **SMT. RUKMINI DEVI LADIA** alias **RUKMINI LADIA**, (2). **SRI RAM KISHAN LADIA**, (3). **SRI SAROJ KUMAR LADIA**, (4). **SRI DEEPAK LADIA** and (5).

**SRI AJAY KUMAR LADIA**, do hereby nominate constitute and appoint the said **SINGHI HIGHRISE PRIVATE LIMITED**, [ I. T. PAN: AASCS3743H] having its registered office at 2, MAHARSHI DEBENDRA ROAD, Post Office: BURRABAZAR, Police Station: POSTA, Kolkata 700007, represented by its authorized director Mr. NARENDRA DHANNANI, son of MR. RAJ KUMAR DHANNANI having Income Tax Permanent Account No.AETPD1911Q, Aadhaar Card Number 388272017773 and Mobile Phone No. 9830063363 as our **TRUE & LAWFUL ATTORNEY** to do, execute and perform or cause to be done, executed and performed for and on our behalf and in our names and to do exercise, carry out, execute or perform any of the acts, deeds, things, powers or authorities in anywise relating to the said premises including those as contained hereafter, being the under mentioned acts deeds and things related to and / or arising out of sanction of building plan in relation to the land and premises more fully described in the Schedule mentioned hereunder and to do acts, deeds and things including as mentioned hereinafter.

1. To receive possession of the said premises from the Principals and to hold, manage and maintain such possession in accordance with the terms and conditions contained in the said Development Agreement.
2. To enter into, hold and defend permissive possession of the said premises and every part thereof and also to manage, maintain and administer the premises and every part thereof.
3. To demolish the existing dilapidated structures of the said premises and to have the Land developed by construction of the Building thereon as per sanctioned plan containing ownership flats / office / shops etc thereon as per approved plan and for the said purpose, to do soil testing, excavation and all other incidental work.



4. To represent us before the Kolkata Municipal Corporation and/or other bodies/authorities/Statutory bodies /individuals in all respects by obtaining signature of the owners wherever necessary, which may, *inter alia*, include the following :-

a. To appoint duly licensed and registered Architect or Architects, Civil Engineers, Surveyor or Surveyors or other persons for the purpose of preparation and submission of revised Building Plans, Drawings, Elevations and for supervision of construction of the Building on the said premises and connections of utilities and submit all related documents and papers as may be required for modification/revision of the sanctioned plan.

b. To apply for, sign, affirm and submit in owners' names all required revised Plans, Drawings and all other related documents, affidavits, declarations, papers, writings, forms, undertaking and any other application required for completion of project or for obtaining completion certificates and or applying under various Acts and Rules of the Kolkata Municipal corporation or otherwise or others by whatever name called before the Kolkata Municipal Corporation, Kolkata Municipal Development Authority, Kolkata Improvement Trust and / or any other related authorities and / or Government Bodies as may be reasonably required in accordance with law for the purpose of or related to or arising for the purpose of getting the revised plans sanctioned.

c. To apply and / or deposit all necessary fees, charges, levies, fines, regulation of construction or other and / or make required deposits to the Appropriate Authorities in connection with or arising out of or related to sanction of revised plans, if any, and all other related matters thereon.

d. To withdraw any due amounts, fees and / or entitlements from any authority or person and give valid receipt and discharge therefor.

e. To receive all approved and sanctioned Revised Plans, Specifications, Drawings and other related documents and papers from the Authorities and grant valid discharge therefor.

f. To apply for and receive completion certificates and / or occupancy certificate from the Kolkata Municipal Corporation and / or otherwise from any applicable Authority as required.

5. To apply for registration of the project of development of the said premises under RERA in terms of West Bengal Real Estate (Regulation and Development) Rules, 2021 as amended from time to time and to appear before West Bengal Real Estate Regulatory Authority (WBREERA) in connection with any matter pertaining to registration and compliance with rules and regulations framed under RERA.

6. To appear before all other necessary authorities including Fire Brigade, Police and Competent Courts and represent us in connection with the execution of the Scheme and construction of the Building on the land of the said premises.

7. To apply for and obtain such permissions, as be necessary, for obtaining steel, cement, bricks and other construction and building materials and construction equipments and to appoint contractors and/or sub-contractors for the purpose of construction of the Building on land of the said premises.

8. To apply for and obtain electricity, water, gas, sewage and/or connections of any other utilities, permits for lifts and also the completion / occupancy and other certificates from the Kolkata Municipal Corporation and/or other authorities and for these purposes, to sign, execute and submit all papers applications

documents and to do all other acts, deeds and things as may be deemed fit and proper by our said Attorney.

9. To warn off and prohibit any trespassers on the Land or any parts thereof and to take appropriate steps, whether by legal action or otherwise.

10. To accept notices and service of papers from the Kolkata Municipal Corporation Postal and/or other authorities including WBRERA and/or persons, Govt., semi-Government, Public body or body corporate/private organizations in relation to the land of the said premises and to attend to the same for protecting and safeguarding our interest in the said premises.

11. To look after control manage and supervise the administration of the said property from the date hereof till obtaining the completion certificate / occupancy certificate from the Kolkata Municipal Corporation.

12. To negotiate for sale and/or transfer of units or portions of the proposed new building to be built on the said premises together with the undivided share in the Land of the said premises and the rights appurtenant thereto with our concurrence, consultation and written approval as per provision contained in the development agreement and to enter into agreements, including unit sale agreements, containing such provisions and with such purchasers and/or other persons as provided for in the said development agreement and to receive earnest moneys and/or part and/or full consideration thereunder and also to fulfill and enforce mutual obligations thereunder.



13. To execute Agreement jointly with landowners for Sale in respect of units or portions of the proposed new building to be built on the said premises together with the undivided share in the Land of the said premises and the rights appurtenant thereto with our concurrence and consultation as per provision contained in the development agreement in favour of settled buyers, appear before the Notary Public or competent registering authority for authentication / registration of such Agreements for Sale.

14. To sell, transfer and convey units or portions of the proposed new building to be built on the said premises together with the undivided share in the Land of the said premises and the rights appurtenant thereto with our concurrence, consultation and written approval as per provision contained in the development agreement, to receive and appropriate the settled consideration moneys in respect of developer's allocations from the prospective buyers and to execute the Deed of Conveyance jointly with us in respect thereof in favour of settled buyers and appear before the competent Registering authority, admit execution of the deed for completion of transfer of such unit(s) to the prospective buyers.

15. To represent us before any Court of Law, whether civil, criminal, revenue, writ, arbitration or any other jurisdiction of whatsoever nature, Tribunal, District/City Court/High Court/any other court /Quasi Judicial Authority or any other Authority, Statutory or otherwise to all intents, purpose or nature and to institute, prosecute, file, initiate, carry on, defend, resist, settle, compromise, or to do any other acts deeds or things relating to or arising out of the property/building at the said Premises or otherwise and to sign all pleadings and petitions including terms of settlement and / or no objection certificates and / or any other declarations and / or other related documents as may be required to be filed before the Hon'ble High Court at Calcutta and / or any other court in relation to the



suit, written statements, petitions, affidavits, Vakalatnamas, or any other pleadings of whatsoever nature.

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

**AND** we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done in or about the said property more fully mentioned in the schedule below.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** 95-year old and dilapidated building together with appurtenant land contained in total land area of about 8 (Eight) Cottahs 14 (Fourteen) Chittacks and 10 (Ten) Square Feet more or less being Municipal Premises No. 14/6, SovaramBasak Street, within the limits of the Kolkata Municipal Corporation, Ward No. 22, bearing Municipal Assessee No. 11-022-29-0022-0, Borough No. IV, Police Station: Posta (previously P.S.- Burrabazar), Kolkata- 700007 together with all easement rights and privileges as well as common amenities and facilities thereof and delineated with the "**RED**" border line in the **MAP** or **PLAN** annexed hereto being the part of these presents, which is butted and bounded as follows:-

On the North:	By Municipal Premises No. 1/1, Ganguly Lane;
On the East:	By Municipal Premises No. 12, SovaramBasak Street;
On the South:	By Partly Municipal Premises No. 15, SovaramBasak Street and partly Municipal Premises No. 23, MaharshiDevendra Road; and

On the West:	By SovaramBasak Street.
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**OR HOWSOEVER OTHERWISE** the same may be butted, bounded, called, known, numbered, described or distinguished.

**IN WITNESS WHEREOF** We, (1). **SMT. RUKMINI DEVI LADIA** alias **RUKMINI LADIA**, (2). **SRI RAM KISHAN LADIA**, (3). **SRI SAROJ KUMAR LADIA**, (4). **SRI DEEPAK LADIA** and (5). **SRI AJAY KUMAR LADIA**, - the Principals and we **SINGHI HIGHRISE PRIVATE LIMITED**, [ I. T. PAN: AASCS3743H], a company within the meaning of Companies Act, 2013, having its registered office at 2, MAHARSHI DEBENDRA ROAD, Post Office: BURRABAZAR, Police Station: POSTA, Kolkata 700007, represented by its authorized director Mr. NARENDRA DHANNANI - the Constituted Attorney have hereunto set and subscribed our respective hands and signed and executed this Power of Attorney on this the 20<sup>th</sup> day of December, 2023 at Kolkata.

**SIGNED SEALED AND DELIVERED** by

the withinnamed Principals at Kolkata in

the presence of :

1. Rukmini Ladia

**WITNESSES:**

1. Prabhat Kumar Singh  
21 Old Court House St  
Kolkata - 70001

2. Ram Kishan Ladia

2. Baij Nath Singh  
92B, Ramkrishna Tally  
Barrack Pore (N) 24<sup>th</sup>

3. Saroj Kumar Ladia.

4. Deepak Ladia.

5. Ajay Kumar Ladia.

[PRINCIPALS]



**SIGNED SEALED AND DELIVERED** by  
the withinnamed Constituted Attorney  
in the presence of :

**WITNESSES :**

1. Prabhat Kumar Sanyal  
21 Old Court House St  
Kolkata - 700 001
2. Baij Nath Singh  
928, Ramkrishna Pally  
Barrack Road (N) 24 Bgs

Drafted by:

*P. K. Singh*

(P. K. Singh, Advocate)

High Court, Calcutta

WB-598/1989

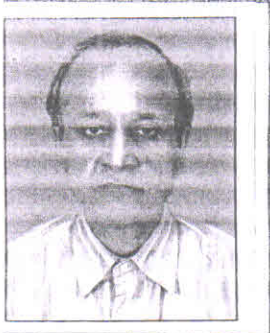
SINGHI HIGHRISE (P) LTD

*Narendra Ghannai*

Director

[Constituted Attorney]

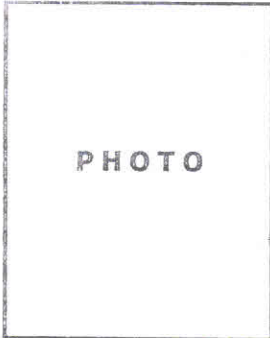
# SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Jay Kumar Kalia</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Narendra Shrivastava</i>	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



# SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Rekmini Ladda</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Ram Krishna Ladda</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Saroj Kumar Ladda</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Anil V. V.</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger







Government of West Bengal

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

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







Signature / LTI Sheet of Query No/Year 19028003082172/2023

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







Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs RUKMINI DEVI LADIA Alias Mrs RUKMINI LADIA DUKE GARDEN VICEROY, RAGHUNATHPUR, Flat No: 4AB, RB 29, City:- , P.O:- TEGHORIA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059	Principal		438 	Rukmini Ladia 13.1.24
2	Mr RAM KISHAN LADIA SWAMI VIVEKANAND ROAD, 10, City:- , P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700074	Principal		439 	Ram Kishan Ladia 13.1.24



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr SAROJ KUMAR LADIA SWAMI VIVEKANAND ROAD, 10, City:- , P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700074	Principal		440 	Saroj Kumar Ladia 13-1-2024
4	Mr DEEPAK LADIA Block/Sector: BLOCK B, Flat No: 21, 106D, Narikel Danga North Road, City:- , P.O:- NARIKELDANGA, P.S:- Narikeldanga, District:- South 24-Parganas, West Bengal, India, PIN:- 700011	Principal		437 	Deepak Ladia 13/01/2024
5	Mr AJAY KUMAR LADIA Flat No: 21, 106D, Narikel Danga North Road, City:- , P.O:- NARIKELDANGA, P.S:- Narikeldanga, District:- South 24-Parganas, West Bengal, India, PIN:- 700011	Principal		441 	Ajay Kumar Ladia 13/01/2024

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr NARENDRA DHANNANI N. S. ROAD, LILUAH, 2, City:- Howrah, P.O:- LILUAH, P.S:-Liluah, District:- Howrah, West Bengal, India, PIN:- 711101	Representative of Attorney [SINGHI HIGHRISE PRIVATE LIMITED]		 AY2	 13/01/2024
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PRAKASH LADIA Son of Shri BANWARI LADIA RAGHUNATHPUR, City:- , P.O:- TEGHORIA, P.S:- Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059	Mrs RUKMINI DEVI LADIA, Mr RAM KISHAN LADIA, Mr SAROJ KUMAR LADIA, Mr DEEPAK LADIA, Mr AJAY KUMAR LADIA, Mr NARENDRA DHANNANI		 AY3	 18/01/2024



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



### Major Information of the Deed

Deed No :	I-1902-00817/2024	Date of Registration	20/01/2024
Query No / Year	1902-8003082172/2023	Office where deed is registered	
Query Date	14/12/2023 4:14:06 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PRABHAT KUMAR SINGH Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831084343, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1,70,00,000/-	Rs. 5,06,93,097/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190215104/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Kolkata, P.S:- Burrobazar, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sovaram Basak Street, , Premises No: 14/6, , Ward No: 022 Pin Code : 700007

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	8 Katha 14 Chatak 10 Sq Ft	1,50,00,000/-	4,35,11,604/-	Property is on Road , Project Name :
<b>Grand Total :</b>				<b>14.6667Dec</b>	<b>150,00,000 /-</b>	<b>435,11,604 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	13143 Sq Ft.	20,00,000/-	71,81,493/-	Structure Type: Structure, CS: 2
<p>Gr. Floor, Area of floor : 3423 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 95 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 3545 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 95 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2646 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 95 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 2594 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 95 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 4, Area of floor : 935 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 55 Years, Roof Type: Tin Shed, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>13143 sq ft</b>	<b>20,00,000 /-</b>	<b>71,81,493 /-</b>	

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs RUKMINI DEVI LADIA, (Alias: Mrs RUKMINI LADIA)</b> Wife of Late BANWARI LAL LADIA DUKE GARDEN VICEROY, RAGHUNATHPUR, Flat No: 4AB, RB 29, City:- , P.O:- TEGHORIA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ABxxxxx1K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/01/2024 , Admitted by: Self, Date of Admission: 13/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/01/2024 , Admitted by: Self, Date of Admission: 13/01/2024 ,Place : Pvt. Residence
2	<b>Mr RAM KISHAN LADIA</b> Son of Late PARMATMA RAM LADIA SWAMI VIVEKANAND ROAD, 10, City:- , P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/01/2024 , Admitted by: Self, Date of Admission: 13/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/01/2024 , Admitted by: Self, Date of Admission: 13/01/2024 ,Place : Pvt. Residence
3	<b>Mr SAROJ KUMAR LADIA</b> Son of Late PARMATMA RAM LADIA SWAMI VIVEKANAND ROAD, 10, City:- , P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/01/2024 , Admitted by: Self, Date of Admission: 13/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/01/2024 , Admitted by: Self, Date of Admission: 13/01/2024 ,Place : Pvt. Residence
4	<b>Mr DEEPAK LADIA (Presentant )</b> Son of Late ATMARAM LADIA Block/Sector: BLOCK B, Flat No: 21, 106D, Narikel Danga North Road, City:- , P.O:- NARIKELDANGA, P.S:-Narikeldanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700011 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/01/2024 , Admitted by: Self, Date of Admission: 13/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/01/2024 , Admitted by: Self, Date of Admission: 13/01/2024 ,Place : Pvt. Residence
5	<b>Mr AJAY KUMAR LADIA</b> Son of Late ATMARAM LADIA Flat No: 21, 106D, Narikel Danga North Road, City:- , P.O:- NARIKELDANGA, P.S:-Narikeldanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700011 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/01/2024 , Admitted by: Self, Date of Admission: 13/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/01/2024 , Admitted by: Self, Date of Admission: 13/01/2024 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SINGHI HIGHRISE PRIVATE LIMITED</b> 2, Maharshi Debendra Road, City:- Kolkata, P.O:- BURRABAZAR, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007 , PAN No.:: AAxxxxx3H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr NARENDRA DHANNANI</b> Son of Mr RAJ KUMAR DHANNANI N. S. ROAD, LILUAH, 2, City:- Howrah, P.O:- LILUAH, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx1Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SINGHI HIGHRISE PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PRAKASH LADIA</b> Son of Shri BANWARI LADIA RAGHUNATHPUR, City:- , P.O:- TEGHORIA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059			
Identifier Of Mrs RUKMINI DEVI LADIA, Mr RAM KISHAN LADIA, Mr SAROJ KUMAR LADIA, Mr DEEPAK LADIA, Mr AJAY KUMAR LADIA, Mr NARENDRA DHANNANI			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs RUKMINI DEVI LADIA	SINGHI HIGHRISE PRIVATE LIMITED-3.25893 Dec
2	Mr RAM KISHAN LADIA	SINGHI HIGHRISE PRIVATE LIMITED-3.25893 Dec
3	Mr SAROJ KUMAR LADIA	SINGHI HIGHRISE PRIVATE LIMITED-3.25893 Dec
4	Mr DEEPAK LADIA	SINGHI HIGHRISE PRIVATE LIMITED-2.44493 Dec
5	Mr AJAY KUMAR LADIA	SINGHI HIGHRISE PRIVATE LIMITED-2.44493 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs RUKMINI DEVI LADIA	SINGHI HIGHRISE PRIVATE LIMITED-2920.37460000 Sq Ft
2	Mr RAM KISHAN LADIA	SINGHI HIGHRISE PRIVATE LIMITED-2920.37460000 Sq Ft
3	Mr SAROJ KUMAR LADIA	SINGHI HIGHRISE PRIVATE LIMITED-2920.37460000 Sq Ft
4	Mr DEEPAK LADIA	SINGHI HIGHRISE PRIVATE LIMITED-2190.93810000 Sq Ft
5	Mr AJAY KUMAR LADIA	SINGHI HIGHRISE PRIVATE LIMITED-2190.93810000 Sq Ft

Endorsement For Deed Number : I - 190200817 / 2024

On 21-12-2023

**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 5,06,93,097/-



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 13-01-2024

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

Presented for registration at 19:00 hrs on 13-01-2024, at the Private residence by Mr DEEPAK LADIA , one of the Executants.

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

Execution is admitted on 13/01/2024 by 1. Mrs RUKMINI DEVI LADIA, Alias Mrs RUKMINI LADIA, Wife of Late BANWARI LAL LADIA, DUKE GARDEN VICEROY, RAGHUNATHPUR, Flat No: 4AB, RB 29, P.O: TEGHORIA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 2. Mr RAM KISHAN LADIA, Son of Late PARMATMA RAM LADIA, SWAMI VIVEKANAND ROAD, 10, P.O: MOTIJHEEL, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business, 3. Mr SAROJ KUMAR LADIA, Son of Late PARMATMA RAM LADIA, SWAMI VIVEKANAND ROAD, 10, P.O: MOTIJHEEL, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business, 4. Mr DEEPAK LADIA, Son of Late ATMARAM LADIA, Sector: BLOCK B, Flat No: 21, 106D, Road: Narikel Danga North Road, , P.O: NARIKELDANGA, Thana: Narikeldanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700011, by caste Hindu, by Profession Business, 5. Mr AJAY KUMAR LADIA, Son of Late ATMARAM LADIA, Flat No: 21, 106D, Road: Narikel Danga North Road, , P.O: NARIKELDANGA, Thana: Narikeldanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700011, by caste Hindu, by Profession Business Indetified by Mr PRAKASH LADIA, , , Son of Shri BANWARI LADIA, RAGHUNATHPUR, P.O: TEGHORIA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

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

Execution is admitted on 13-01-2024 by Mr NARENDRA DHANNANI, DIRECTOR, SINGHI HIGHRISE PRIVATE LIMITED, 2, Maharshi Debendra Road, City:- Kolkata, P.O:- BURRABAZAR, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007

Indetified by Mr PRAKASH LADIA, , , Son of Shri BANWARI LADIA, RAGHUNATHPUR, P.O: TEGHORIA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal



On 18-01-2024

**Payment of Fees**

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 40275, Amount: Rs.50.00/-, Date of Purchase: 27/12/2023, Vendor name: M Ghosh

*Signature*

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

On 20-01-2024

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

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

*Signature*

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 52483 to 52506

being No 190200817 for the year 2024.



Digitally signed by SATYAJIT BISWAS  
Date: 2024.02.06 11:41:08 +05:30  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 06/02/2024

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.