

11842/22

T-11863/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted for Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-II
Alipore, South 24-Parganas

10 2 SEP 2022

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that **KNOW ALL MEN BY THESE PRESENTS** that **RISEWELL MERCANTILE PRIVATE LIMITED** having PAN AADCR5006R a Company incorporated under the Companies Act, 1956, having its registered office at 24, Hemant Basu Sarani, Mangalam Building, Block A, 5th Floor, Room No. 507, Kolkata-700001 represented Authorised Signatory, **SRI ALOK JHUNJHUNWALA**

Laxmi

Alok Jhunjhunwala

01 SEP 2022

Sl. No. 16 Date.....Rs. 50/-

Name..... S. Dasgupta
Advocate

Address..... Alipore Judges' Court
Kolkata-27

Vendor..... Swarup Chandra

SWARUP CHANDRA
Alipore Judges' Court, Kol-27

01 SEP 2022



Subhasis Das Guin
B. M.
Alipore, Kolkata-27

District Sub Registrar-II
Alipore, South 24 Parganas
- 2 SEP 2022

, PAN AJNPJ8915H son of Mahendra jhunjhunwala , by Faith Hindu, by Occupation-Business, working for gains at 24, Hemant Basu Sarani, Mangalam Building, Block A, 5th Floor, Room No. 507, Kolkata – 700001 by Faith Hindu, by Occupation-Service, working for gains at 24, Hemant Basu Sarani, Mangalam Building, Block A, 5th Floor, Room No. 507, Kolkata – 700001 is the Owner of ALL THAT the piece and parcel of land measuring an area of 9 (Nine) Cottahs 15 (Fifteen) Chittacks 15 (Fifteen) Square Feet be the same a little more or less of Mouza Ibrahimpur comprised in C.S Khatian No.67 C.S Dag No.233 together with Two Storied building standing thereon ground floor having an area of 1601 Square Feet more or less and the First floor having an area of 1398 Square Feet more or less lying situate at and being Premises No. 52, Ram Thakur Road formerly known as 52, Jadavpur Central Road, Police Station Jadavpur, Kolkata - 700 032 Sub-Registration Office Alipore within the limits of Kolkata Municipal Corporation, in it's Ward No. 096 in the District of 24 Parganas (South) with all easement right, title, interest, attached thereto along with free right egress and ingress through the northern side road morefully described in the First Schedule hereunder written.

Handwritten signature

Handwritten signature: Hemant Basu Sarani



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WHEREAS the company is desirous of developing the said premises by constructing a new Building thereon containing several self-sufficient residential flats in each and every floor with specific numbers of cars parking space and commercial space in the building, according to the building plan sanctioned by the Kolkata Municipal Corporation on the property morefully described in the First Schedule hereunder written.

AND WHEREAS the company has already engaged **SORAJEET DEVELOPERS LLP (PAN- AEOFS7488C)**, an LLP registered under Limited liability partnership act 2008 having its registered office at 61A, Sardar Sankar Road, Post office : Sarat Bose Road. Police Station Tollygunge, Kolkata 700029 duly authorized and represented by its Partners

1. **SRI RAJESH KUMAR JHAJHARIA**, son of Late S.M. Jhajharia, having PANACWPJ3828K , Aadhar No 646962065452 by religion : Hindu, by occupation Business, by Nationality : Indian of 61A, Sardar Sankar Road, Post office : Sarat Bose road. Police Station Tollygunge, Kolkata 700029
2. **SRI NAWNEET SODHANI** son of Sri Hiralal Sodhani having PAN :AUAPS2409P, Aadhar No: 602203668874 , Authorised Signatory of Nawkiran Polychem Private Limited of Poddar Court, 18, Rabindra Sarani , 5th floor, Gate No. 03, Post Office - G.P.O.

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Sorajee Developers *Sri Rajesh Kumar Jhajharia* *Sri Nawneet Sodhani*



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Sankar Road, Post office : Sarat Bose road. Police Station Tollygunge, Kolkata 700029 2. SRI NAWNEET SODHANI son of Sri Hiralal Sodhani having PAN :AUAPS2409P, Aadhar No: 602203668874 , Authorised Signatory of Nawkiran Polychem Private Limited of Poddar Court, 18, Rabindra Sarani , 5th floor, Gate No. 03, Post Office - G.P.O. Police Station- Hare Street , Kolkata - 700 001 3. SRI SOHAN KUMAR KOTRIWAL son of Basudeo Prasad Kotriwal , having PAN: AEHPK4614B , Aadhar No : 660744951417, Authorised Signatory of Ample Vyapaar Private Limited by religion : Hindu, by occupation Business, by Nationality : Indian , Post office : New Alipore . Police Station New Alipore Kolkata : 700053 and the said agreement for development has been duly registered in the office of District Sub Registrar -II at Alipore and recorded in Book No. I. Being No. 11846 for the year 2022.

AND WHEREAS the Directors and /or authorized signatory of the company is not in a position to personally appear and present in all places and to look after the day to day affairs due to pre-occupation of the Directors and hence Directors and /or authorized signatory of the company feel the necessity to appoint on it's behalf to appoint Constituted Attorney

Laxmi

Sri Mohan
Sankar Bose

Alone Singh

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Alone Singh



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to look after and manage the affairs relating to the said premises and as such the said RISEWELL MERCANTILE PRIVATE LIMITED having PAN AADCR5006R a Company incorporated under the Companies Act, 1956, having its registered office at 24, Hemant Basu Sarani, Mangalam Building, Block A, 5th Floor, Room No. 507, Kolkata-700001 represented by its Authorised Signatory, SRI ALOK JHUNJHUNWALA, PAN AJNPJ8915H son of Mahendra jhunjhunwala, by Faith Hindu, by Occupation-Business, working for gains at 24, Hemant Basu Sarani, Mangalam Building, Block A, 5thFloor, Room No. 507, Kolkata – 700001 do hereby nominate, constitute, authorize and appoint SORAJEET DEVELOPERS LLP (PAN- AEOFS7488C), an LLP registered under Limited liability partnership act 2008 having its registered office at 61A, Sardar Sankar Road, Post office : Sarat Bose Road. Police Station Tollygunge, Kolkata 700029 duly authorized and represented by its Partners SRI RAJESH KUMAR JHAJHARIA, son of Late S.M. Jhajharia, having PAN ACWJPJ3828K, Aadhar No 646962065452 by religion : Hindu, by occupation Business, by Nationality : Indian of 61A, Sardar Sankar Road, Post office : Sarat Bose road. Police Station Tollygunge, Kolkata 700029 2. SRI NAWNEET SODHANI son of Sri Hiralal Sodhani having PAN : AUAPS2409P, Aadhar No: 602203668874, Authorised Signatory of

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Sri Alok Jhunjhunwala

Sri Rajesh Kumar Jhajharia



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Nawkiran Polychem Private Limited of Poddar Court, 18, Rabindra Sarani ,
 5th floor, Gate No. 03, Post Office - G.P.O. Police Station- Hare Street ,
 Kolkata - 700 001 3. SRI SOHAN KUMAR KOTRIWAL son of Basudeo
 Prasad Kotriwal , having PAN: AEHPK4614B , Aadhar No :
 660744951417, Authorised Signatory of Ample Vyapaar Private Limited by
 religion : Hindu, by occupation Business, by Nationality : Indian , Post
 office : New Alipore . Police Station New Alipore Kolkata : 700053 as it's
 Attorney in it's name and on it's behalf either jointly and/or severally to
 execute or do all or any of the acts deeds or things either jointly and/or
 severally hereinafter mentioned that is to say :-

1. To construct building on the said property at. Premises No. . 52, Ram
 Thakur Road formerly known as 52, Jadavpur Central Road, Police Station
 Jadavpur, Kolkata - 700 032 Sub-Registration Office Alipore within the
 limits of Kolkata Municipal Corporation, in it's Ward No. 096 in the District
 of 24 Parganas (South) and to sign all papers & documents for the purpose
 thereof in relation to the said premises, more fully particularly described in
 the First Schedule hereunder written.

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2. To sign all papers and take steps in compliance of the requirements of the Government authorities in connection thereto, semi Government authorities, statutory bodies or authorities, local authorities as may be necessary and to sign and submit all papers and documents before any authority for the purpose of clearance of the construction of the proposed building and/or sanction and/or exemption certificate as my said attorney deems fit and proper in relation the said property.

3. To appoint any Surveyor, Engineer, Architect, Plumber, Electrician, employee and sub-contractors and/or to dismiss any of them if required and to make any agreement with them and to make Payments to them as my said attorney deem fit and proper and to sign all papers and documents in this regard in my name and on my behalf in relation the said property.

4. To apply for obtaining Completion Certificate of the building and/or for extended NOC for regularisation of the building plan under rule 142 of the KMC Act and Rules and to sign all papers on it's behalf and file the same before the concerned authority and as also collect all papers from the concerned authority ,

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J. K. S. T.



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5. To apply for drainage, sewerage, electric, telephone, water and other connection, for assessing and/or re-assessing and/or reviewing the assessment of taxes or applying for completion certificate of the building and for that purpose to sign all papers and documents and to represent us before the proper authority or authorities relating to the property more fully particularly described in the First Schedule hereunder written.

6. To prepare building plan or revised building plan for sanction of the newly constructed building in the said premises and to sign the same on it's behalf and to submit the same before the Kolkata Municipal Corporation and other sanctioning authority for obtaining sanction of the same and to submit amendment of such building plan before the said The Kolkata Municipal Corporation and other concerning authority for the purpose of obtaining sanction of the building relating to the property more fully particularly described in the First Schedule hereunder written and to do all acts and deeds in connection with the said building plan.

7. To sign all papers and take steps in compliance of the requirements for sanction of the building plan and/or revised plan from Kolkata Municipal Corporation and to sign and submit all papers and documents before any

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authority for the purpose of clearance of the construction of the proposed building and/or sanction and/or exemption certificate as my said attorney deems fit and proper in relation the said property.

8. To enter into agreement for sale, sign and execute proper deeds of conveyance or otherwise any other agreement with the prospective purchasers of flats or apartments or other contracted areas including Car Parking Spaces in the Ground Floor of the Developer's Allocation only together with proportionate share in the land along with right of user of the common areas and facilities in common with other Co-Owners of the building and to receive sale proceeds of the developer's share only and to present for registration of the same and to admit execution of the same and to do all necessary costs and deeds required for purpose of registration of the said document more fully described in Second Schedule hereunder written and to receive the consideration therefore and to give valid discharge thereof relating to the said property more fully described in Second Schedule hereunder written in terms of the said agreement for Development which will be constructed by SORAJEET DEVELOPERS LLP (PAN-AEOFS7488C), an LLP registered under Limited liability partnership act 2008 having its registered office at 61A, Sardar Sankar Road, Post office :

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Shri Anand Kumar *Shri Anand Kumar*



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Sardar Sankar Road. Police Station Tollygunge, Kolkata 700029 and to take or receive money for consideration and to give valid receipt therefore .

9. To apply for and obtain water connection , electricity connection, permission for permission for drainage and/or sewerage lines and for the purpose thereof sign , execute all documents and all affidavits for and on my behalf..

10. To construct building and receive payment for sale and/or execute the deeds of conveyance and to sign on all papers and documents including agreement for sale and other agreements and papers and documents described in the Second Schedule hereunder and to appear before the registering authority and to present the same for registration and to admit execution thereof and to register the same and also of all types of documents and to appear the same and also of all types of documents and to appear before the Kolkata Municipal Corporation or any other authority or any other department or Government or quasi-Government and to collect sale proceeds from such person and to make payments to any other persons as the said attorney deem fit and proper relating to the property

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Shankar Kulkarni



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11. To appoint any advocate, attorney or legal practitioners for the purpose of filing or defending any case, suit or writ proceedings and to execute vakalatnama, warrant in its name and on its behalf and to sign any other papers or documents in my name as the said attorneys deem fit and proper and to sign and verify complaints, written statements, petitions of all kinds and to file and submit them in any Court or Offices and to appear before any Court or Offices for and on my behalf.

12. To sign any papers or documents or any claim or otherwise before any insurance companies and/or any agency or agencies relating to the said property as the case may be.

13. To appear before the Collector of Land Acquisition, Urban Land Ceiling Authority and any other authority or authorities and to sign any papers or documents relating thereto.

14. To appoint any sub-contractor or sub-contractors for the purpose of the construction of building on the said land without assigning any benefit of the said agreement without any notice consent.

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15. To receive G R notice on my behalf and to file objection against the revision of enhanced tax and to appear before the hearing officer and to do all acts and deeds relating thereto and to prefer appeal before the appellate tribunal as against the order passed by the Hearing Officer as against the assessment of the First Schedule property.

16. To Swear Affidavit on behalf of it's Directors and/or authorised signatory before the executive magistrate, Judicial Magistrate and/or notary public related with the development of the above mentioned property.

17. To sign and execute any kind of declaration, in connection with the First Schedule property, boundary declaration, undertaking, notification in the newspaper and /or made G.D Entry to the local police station and/or concerned authority on it's behalf.

18. To sign and execute deed of declaration/rectification in favour of the intending Purchaser or Purchasers in respect of the property more fully described in the Second Schedule hereunder written which the said Attorney deems fit and proper and to present for registration of the same and

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John *Alok Singh*
ajaykumar/fulia



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to admit execution of the same and to do all necessary acts and deeds required for purpose of registration of the said document.

19. To appear any proceedings/hearing of the Corporation on it's behalf and to file an application for General Revision of the property Tax and sign all papers and documents on behalf of the company. To attend hearing before the hearing officer.

20. To sign all papers and documents that may be required for sanction of the bank loan and/ or sanction of any other financial institution relating to the Developer's allocation for sell of it's allocation in favour of the intending Purchaser/purchasers.

GENERALLY to do all acts, as it's attorney or agent in respect of it's property in relation to the matters aforesaid and all other matter of the First Schedule property hereunder written in which the company may be interested or concerned and on it's behalf to execute and do all deeds, acts, or things as fully and effectually in all respect as the company could do if the Directors of the company would personally present.

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AND Directors of the company do hereby agree that all acts deeds and things lawfully done by my said attorney shall be construed to as the acts, deeds and things done by the company and the company undertake to ratify and confirm all and whatsoever that my said attorney shall lawfully do or cause to be done for and on behalf of the company in terms of the said Development Agreement by virtue of this power of attorney and also to perform the terms and conditions and to implement the said Development Agreement.

AND the Company do hereby agree that all acts deeds and things lawfully done by our said attorney shall be construed to as the acts, deeds and things done by us and we undertake to ratify and confirm all and whatsoever that our said attorney shall lawfully do or cause to be done for me in terms of the said Development Agreement by virtue of this power of attorney and also to perform the terms and conditions and to implement the said Development Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring an area of 9 (Nine) Cottahs 15 (Fifteen) Chittacks 15 (Fifteen) Square Feet be the same a little more or less of Mouza Ibrahimpur comprised in C.S Khatian No.67

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Shankar Kumar

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C.S Dag No.233 together with Two Storied building standing thereon ground floor having an area of 1601 Square Feet more or less and the First floor having an area of 1398 Square Feet more or less lying situate at and being Premises No. 52, Ram Thakur Road formerly known as 52, Jadavpur Central Road, Police Station Jadavpur, Kolkata - 700 032 Sub-Registration Office Alipore within the limits of Kolkata Municipal Corporation, in it's Ward No. 096 in the District of 24 Parganas (South) butted and bounded by :

ON THE NORTH : 24 Feet wide Jadavpur Central Road;

ON THE EAST : Property at Premises No : 53 & partly passage of 52/1
Jadavpur Central Road;

ON THE SOUTH : Property at Premises No : 52/1, Jadavpur Central
Road;

ON THE WEST : Property at Premises No : 51, Jadavpur Central
Road;

THE SECOND SCHEDULE ABOVE REFERRED TO

(Developers' Allocation)

Shall mean the remaining constructional habitable self-contained habitable flats and Car Parking spaces in the new proposed building comprising of entire Second Floor, entire third floor and 5 nos of covered Car Parking Space + 3 nos of open car parking space in the ground floor

Lamby *Shankar Kumar* *SKoT* *Abanjan Ghosh*



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TOGETHER WITH undivided proportionate share in the land and the common portions of the building lying situate at and being Premises No. 52, Ram Thakur Road formerly known as 52, Jadavpur Central Road, Police Station Jadavpur, Kolkata - 700 032 Sub-Registration Office Alipore within the limits of Kolkata Municipal Corporation, in its Ward No. 096 in the District of 24 Parganas (South) . Be it mentioned that the Developer shall be allotted with the entire Second and Third Floor habitable Flat area along with fifty percent of the Car parking space in the Ground floor of the said proposed building but subject to sanction of the same by the Kolkata Municipal Corporation. Be it mentioned that that if any additional area will sanctioned by KMC in that case that portion will be divided in the ratio of 50: 50 .and if any additional Car Parking space is available over and above the aforesaid car parking spaces that portion will be distributed in the ratio of 50: 50 .

THE THIRD SCHEDULE ABOVE REFERRED TO

(Common Areas and Facilities)

- a. Lobbies, staircases and landings of the building.
- b. Stair head room
- c. Lift machine room, chute and lift well of the Said building.

Lawyer.

ajankumar

Sharma

Alok Singh



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- d. Common installations on the roof above the top floor of the Said building.
- e. Common staff toilet in the ground floor of the Said building.
- f. Overhead water tank, water pipes and sewerage pipes of the Said Block (save those inside any Unit or attributable thereto).
- g. Drains, sewerage pits and pipes within the Said Block (save those inside any Unit or attributable thereto).
- h. Electrical Installations including wiring and accessories (save those inside any Unit or attributable thereto) for receiving electricity from Electricity Supply Agency to all the Units in the Said Block and Common Portions within or attributable to the Said building.
- i. Lift and lift machinery of the Said building.
- j. Other areas and/or installations and/or equipment's as are provided in the Said building for common use and enjoyment.
- k. Centralized water supply system for supply of water in common to the building.
- l. Main sewer, drainage and sewerage pits and evacuation pipes in the Said building.
- m. Pumps and motors for water supply system for both building and Common Portions.
- n. Wiring and accessories for lighting of Common Portions of the Said building.
- o. Lighting arrangement for lighting of common Portions of the Said building.
- p. The ultimate roof of the building.

Lawrence,

Johny/Hui

John

Alan



District Sub Registrar-II
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- 2 SEP 2022

IN WITNESS WHEREOF the parties hereto set and
 subscribed their respective hands and seals on 2nd September 2022

SIGNED, SEALED AND DELIVERED

in presence of :

WITNESSES:

1. Ananth Nath Chatterjee
 s/o Late Baij Nath Chatterjee
 Ananth Nagar
 Bani Saha, Hooghly
 W-B-712246

RISEWELL MERCANTILE PVT. LTD.

Ananth Nath Chatterjee
 Directors/Authorised Signatory

OWNER

SORAJEET DEVELOPERS LLP

Ananth Nath Chatterjee

Designated Partner

SORAJEET DEVELOPERS LLP

Sohan Kumar Kolsriwal

Designated Partner

SORAJEET DEVELOPERS LLP

Narpat Sodha

Designated Partner

DEVELOPER

2.

Subhasis Das Gupta
 Advocate,
 Alipore, Kolkata-27

Drafted by :

Subhasis Das Gupta

Advocate,

Alipore Judges Court

Kolkata-700027



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Alipore, South 24 Parganas
- 2 SEP 2022

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Left Hand



Right Hand



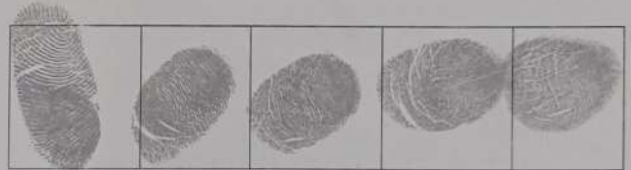
NAME : SRI NAWNEET SODHANI

Signature :

Nawneet Sodhani



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NAME : SRI RAJESH KUMAR JHAJHARIA

Signature :

Rajesh Kumar Jhajharia



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Right Hand



NAME : SRI SOHAN KUMAR KOTRIWAL

Signature :

Sohan Kumar Kotriwal



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Alipore, South 24 Parganas
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NAME : SRI ALOK JHUNJHUNWALA,

RISEWELL MERCANTILE PVT. LTD.

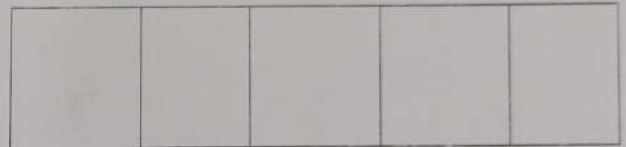
Signature :

Alok Jhunjhunwala

Directors/Authorised Signatory



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Right Hand



NAME :

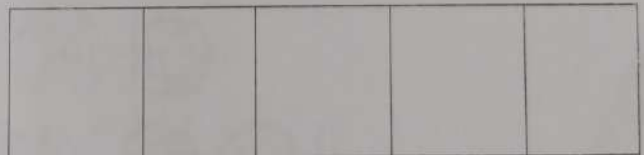
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NAME :

Signature :



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Major Information of the Deed

Deed No :	I-1602-11863/2022	Date of Registration	02/09/2022
Query No / Year	1602-8002642228/2022	Office where deed is registered	
Query Date	02/09/2022 11:42:56 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhasis Das Gupta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830049174, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3,00,00,000/-	Rs. 3,07,30,145/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160211842/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ram Thakur Road, , Premises No: 52, , Ward No: 096 Pin Code : 700032

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 15 Chatak 15 Sq Ft	2,80,00,000/-	2,81,66,000/-	Width of Approach Road: 24 Ft. , Project Name :
Grand Total :				16.4313Dec	280,00,000 /-	281,66,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2999 Sq Ft.	20,00,000/-	25,64,145/-	Structure Type: Structure
Floor No: 1, Area of floor : 1601 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 1398 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2999 sq ft	20,00,000 /-	25,64,145 /-	














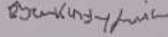


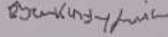


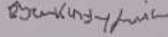
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RISEWELL MERCANTILE PRIVATE LIMITED Hemanta Basu Sarani, 24, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



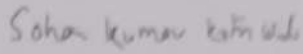


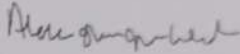
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SORAJEET DEVELOPERS LLP Sardar Sankar Road, 61, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AExxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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 NAWNEET SODHANI Son of Mr Hiralal SODHANI Date of Execution - 02/09/2022, , Admitted by: Self, Date of Admission: 02/09/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Sep 2 2022 12:54PM</td> <td>LTI 02/09/2022</td> <td>02/09/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr NAWNEET SODHANI Son of Mr Hiralal SODHANI Date of Execution - 02/09/2022, , Admitted by: Self, Date of Admission: 02/09/2022, Place of Admission of Execution: Office				Sep 2 2022 12:54PM	LTI 02/09/2022	02/09/2022				
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	City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxx9P, Aadhaar No: 60xxxxxxxx8874 Status : Representative, Representative of : SORAJEET DEVELOPERS LLP (as Authorized Signatory)															
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr RAJESH KUMAR JHAJHARIA (Presentant) Son of Late S M JHAJHARIA Date of Execution - 02/09/2022, , Admitted by: Self, Date of Admission: 02/09/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Sep 2 2022 12:54PM</td> <td>LTI 02/09/2022</td> <td>02/09/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr RAJESH KUMAR JHAJHARIA (Presentant) Son of Late S M JHAJHARIA Date of Execution - 02/09/2022, , Admitted by: Self, Date of Admission: 02/09/2022, Place of Admission of Execution: Office				Sep 2 2022 12:54PM	LTI 02/09/2022	02/09/2022				
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	SARDAR SANKAR ROAD, 61A, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxx8K, Aadhaar No: 64xxxxxxxx5452 Status : Representative, Representative of : SORAJEET DEVELOPERS LLP (as Partner)															



3	Name	Photo	Finger Print	Signature
	Mr SOHAN KUMAR KOTRIWAL Son of Basudeo Prasad KOTRIWAL Date of Execution - 02/09/2022, , Admitted by: Self, Date of Admission: 02/09/2022, Place of Admission of Execution: Office			
		Sep 2 2022 12:55PM	LTI 02/09/2022	02/09/2022
B. L Saha Road, 61, City:- Not Specified, P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx4B, Aadhaar No: 66xxxxxxx1417 Status : Representative, Representative of : SORAJEET DEVELOPERS LLP (as Authorized Signatory)				
4	Name	Photo	Finger Print	Signature
	Mr ALOK JHUNJHUNWALA Son of Mahendra JHUNJHUNWALA Date of Execution - 02/09/2022, , Admitted by: Self, Date of Admission: 02/09/2022, Place of Admission of Execution: Office			
		Sep 2 2022 12:56PM	LTI 02/09/2022	02/09/2022
Hemanta Basu Sarani, 24, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AJxxxxxx5H,Aadhaar No Not Provided Status : Representative, Representative of : RISEWELL MERCANTILE PRIVATE LIMITED (as Authorized Representative)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhasis Das Gupta Son of Mr . Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	02/09/2022	02/09/2022	02/09/2022
Identifier Of Mr NAWNEET SODHANI, Mr RAJESH KUMAR JHAJHARIA, Mr SOHAN KUMAR KOTRIWAL, Mr ALOK JHUNJHUNWALA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	RISEWELL MERCANTILE PRIVATE LIMITED	SORAJEET DEVELOPERS LLP-16.4312 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	RISEWELL MERCANTILE PRIVATE LIMITED	SORAJEET DEVELOPERS LLP-2999.00000000 Sq Ft



On 02-09-2022

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

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

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

Presented for registration at 12:00 hrs on 02-09-2022, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr RAJESH KUMAR JHAJHARIA ,

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 3,07,30,145/-

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

Execution is admitted on 02-09-2022 by Mr NAWNEET SODHANI, Authorized Signatory, SORAJEET DEVELOPERS LLP, Sardar Sankar Road, 61, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr Subhasis Das Gupta, , Son of Mr ., Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 02-09-2022 by Mr RAJESH KUMAR JHAJHARIA, Partner, SORAJEET DEVELOPERS LLP, Sardar Sankar Road, 61, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr Subhasis Das Gupta, , Son of Mr ., Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 02-09-2022 by Mr SOHAN KUMAR KOTRIWAL, Authorized Signatory, SORAJEET DEVELOPERS LLP, Sardar Sankar Road, 61, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr Subhasis Das Gupta, , Son of Mr ., Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 02-09-2022 by Mr ALOK JHUNJHUNWALA, Authorized Representative, RISEWELL MERCANTILE PRIVATE LIMITED, Hemanta Basu Sarani, 24, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Subhasis Das Gupta, , Son of Mr ., Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 451112, Amount: Rs.50/-, Date of Purchase: 01/09/2022, Vendor name: Swarup Chandra



Suman Basu

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 424669 to 424697
being No 160211863 for the year 2022.



Digitally signed by SUMAN BASU
Date: 2022.09.09 15:05:56 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/09/09 03:05:56 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)