

11231/2022

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

8/2378578/22

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Additional Registrar of Assurances-II
Kolkata

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Additional Registrar
of Assurances II Kolkata

29 AUG 2022

DEVELOPMENT POWER OF ATTORNEY PURSUANT TO EXECUTION OF THE DEVELOPMENT AGREEMENT DATED 28.07.2022 AND REGISTERED VIDE BOOK NO. I, BEING NO.190208823 FOR THE YEAR 2022

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, M/S. EXCELLO PROPERTIES PRIVATE LIMITED (PAN AABCE3173A), a company within meaning of the Companies Act, 2013 having its registered office at 46, B. B. Ganguly Street, Police Station Bowbazar, Post Office Bowbazar, Kolkata-700012 represented by its Director Mr. Shashi Kant Khetan (having PAN AILPK6814B, Adhaar No. 342114491496) son of Shri K.

Visit Case No. 1527 dt. 8/8/22
J(1)- 250 ✓
J(2)- 150 ✓
Total
Realised on 29/8/22

[Handwritten Signature]

112766

19 JUL 2022

S.L. No.....Sold To.....

Rs.....Addr.....

Y. A. Saleem (ADV)

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR
11A, Mirza Ghalib Street, Kcl-87

High Court, Cal.

.....
Issue Date.....Sign.....

19 JUL 2022



Aharsh Khaitan

AHARSH KHAITAN



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
26 AUG 2022

L. Khetan, working for gain at 46, B.B. Ganguly Street, Police Station Bowbazar, Post Office Bowbazar, Kolkata-700012 hereinafter referred to as "the **Principal**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors and/or successors-in-office and/or assigns) **SEND GREETINGS:**

I. WHEREAS:

- A. The Principal, by virtue of a purchase deed dated 06th September 2006 and registered with the Additional Registrar of Assurances-I, Kolkata in Book-I, Deed No.6697 for the year 2012, purchased from the erstwhile owners namely Anil Kumar Mikhopadhyay, Asru Kumar Mukhopadhyay and Smt. Rekha Mukhpadhyay and became and still is the full and absolute owner of **ALL THAT** the Tenanted property situate lying at and being comprised in Premises No. 63/1B (formerly demarcated portion of premises no.63/1) Harish Chaterjee Street, Police Station Kalighat, Ward No. 073, Borough No. IX, P.S. Kalighat, P.O. Bhawanipore, Kolkata-700025 containing an area of 09 Cottah 05 chatak 30 Square feet more or less with the old and dilapidated structure (several Tin/Asbestos sheds) standing thereof (hereinafter referred to as the Said Property/Subject Property and mentioned in the **SCHEDULE** hereunder written) and the same is under the khas and peaceful possession of the First Party is free from all encumbrance howsoever and whatsoever (subject to the tenancy/occupancy of the said tenants/occupants).
- B. Thus, the Principal hereto, namely M/s. **Excello Properties Private Limited** purchased and became the full and absolute owner of the premises No.63/1B (formerly demarcated portion of premises no.63/1) Harish Chaterjee Street, Police Station Kalighat, Ward No. 073, Borough No. IX, P.S. Kalighat, P.O. Bhawanipore, Kolkata-700025 containing an area of 09 Cottah 05 chatak 30 Square feet more or less with the old and dilapidated structure (several Tin/Asbestos sheds) standing thereof.





1

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

26 AUG 2022

C. The Principal being thus seized and possessed of or otherwise being well and sufficiently entitled to the said premises No. 63/1B (formerly demarcated portion of premises no.63/1) Harish Chaterjee Street, Police Station Kalighat, Ward No. 073, Borough No. IX, P.S. Kalighat, P.O. Bhawanipore, Kolkata-700025 measuring 09 Cottah 05 chatak 30 Square feet more or less together with the old and dilapidated structure (several Tin/Asbestos sheds) standing thereon got its named mutated in the records of the Calcutta Municipal Corporation in respect of the said premises vide assessee no. 110732601211.

II. DEFINITIONS:

Unless in this power there be something contrary or repugnant to the subject or context:-

"Development" shall include, without limitation, the erection, re-erection, demolition, addition or alteration whatsoever or howsoever of the Individual Building/s and any other structures at the Subject Property and all activities allied or ancillary thereto and also include any the doing, carrying out, erection or installation of common portions, landscaping, beautification, free or chargeable facilities etc.

"New Building/s" shall mean the one or more new building to be constructed from time to time at the said premises;

"Principal's Share/Allocation" shall mean the Owner's share/Allocation as defined and described in the said Agreement and include all appurtenances thereof.

"Said Agreement" shall mean the **Development Agreement** dated 28.07.2022 and registered with The Additional Registrar of Assurances-II, Kolkata in Book I, Being No. 190208823 for the year 2022 and made between the Principal and the Developer and include any modifications and alterations thereof as may be made by the Principal and the Company in writing.

"Subject Property" shall mean **ALL THAT** the said Property being the Municipal Premises No. 63/1B (formerly demarcated portion of premises no.63/1) Harish Chaterjee Street, Police Station Kalighat, Ward No. 073, Borough No. IX, P.S. Kalighat, P.O. Bhawanipore, Kolkata-700025 within the limits of the Kolkata Municipal Corporation more fully and particularly mentioned and described in the **SCHEDULE** hereunder written;

"Building Plans" shall mean the plan for construction of the New Building/s sanctioned by the Kolkata Municipal Corporation vide building Plan No. 2022090041 dated 11.07.2022 and include all sanctionable modifications thereof and/or alterations thereto;

"Marketing" shall include advertisement for selling of all the saleable units/spaces at the building complex and transfers thereof by sale, lease, letting out, grants, exclusive rights, delivery of possession or otherwise;

"Project" shall mean the development of the Building Complex at the Said Premises and Marketing of the same.

"Transferable Areas" shall mean the Units, Parking Spaces and anything comprised in the Building Complex which is capable of being commercially exploited including by adding to the chargeable super built-up area or otherwise.

"Realization" shall mean the amounts received against Marketing of the Units and Parking Spaces and other Transferable areas as mentioned in the Development Agreement but shall not include any amounts received on account of Extras and Deposits, and subsequently realization shall be transferred to the Principal's and Developer's respective accounts as per ratio.

"Developer's/Company's Allocation" shall mean and include the Developer's Allocation as defined and described in the Development Agreement and include all appurtenances thereof.

"Developer" shall mean **KLK REALTY (OPC) PRIVATE LIMITED** (having PAN NO. **AAJCK3971E**), a Company incorporated under the Companies Act, 1956 having its registered office at 8, Mott Lane, 3rd floor, Police Station New Market, P.O. Taltala, Kolkata -700013 and include its legal representatives successors-in-office and/or assigns.



Any other term or expression used herein, unless there be something contrary or repugnant to the subject or context, shall have the same meaning as assigned in the Development Agreement.

III. RECITALS:

WHEREAS by the abovementioned Development Agreement, the parties thereto have agreed, inter alia, that the Developer/Company would be entitled to the exclusive right of development and sale of the Subject Property on the terms and conditions therein contained.

AND WHEREAS in terms of the Development Agreement, the Principal is executing this Power of Attorney in favour of Developer's (**KLK Realty (OPC) Private Limited**) authorized representatives namely **(1) MR. SAHARSH KHAITAN** (having PAN AUHPK2818D, Adhaar No. 2824 7958 3222) son of Shri Shashi Kant Khetan working for gain at 46, B. B. Ganguly Street, Police Station Bowbazar, Post Office Bowbazar, Kolkata-700012, and **(2) JNANENDRA NATH DAS BAIRAGYA** (having PAN AMFPD7732H, Adhaar No. 9496 2296 8163) son of Bilwa Nath Das Bairagya working for gain at residing at 46, B. B. Ganguly Street, Police Station Bowbazar, Post Office Bowbazar, Kolkata-700012 both hereinafter referred to as "the **Attorneys**" (which expression unless excluded by or repugnant to the subject or context shall include any other representatives whom the Company may authorize in addition to or as substitute of the above named proprietor and representative, respectively), as and for the purposes relating to the Subject Property and Development thereof and Marketing of the Transferable Areas on the terms and conditions contained in the Development Agreement and other purposes hereinafter contained:

IV. NOW KNOW YE BY THESE PRESENTS, We the Principal abovenamed do hereby nominate constitute and appoint the said **Attorneys jointly and/or severally** as the true and lawful attorneys for in the name and on behalf of the Principal to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Subject Property and the Development thereof and the Marketing or Transfer of the Transferable Areas on the terms and conditions contained in the Development Agreement and other purposes i.e., to say:-



1. To manage maintain protect and secure the Subject Property and do all acts deeds and things in connection therewith.
2. To deal with fully and in all manner and to warn off and prohibit and if necessary, proceed in due form of law against any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and to enter into all contracts and arrangements with them or any of them as the said attorney or attorneys may deem fit and proper.
3. To pay all rates taxes land revenue electricity charges utility charges other charges expenses and other outgoings whatsoever (including municipal rates and taxes and other charges whatsoever) payable in respect of the said Subject Property or any part thereof or the building for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.
4. To accept or object to the assessments of valuations or taxes or land revenue in respect of the Subject Property or any part or share thereof and to attend all hearings and have the same finalized.
5. To cause survey, soil test, do excavation and other works at the Subject Property.
6. To SIGN prepare apply for and obtain modification or alterations of plans already sanctioned as aforesaid and subsequently revalidated building plan in respect of the New Building or any other construction at the Building Complex at the subject property.
7. To SIGN prepare apply for and submit plans specifications designs maps and sketches for approval or sanctioning for the Subject Property to the concerned Municipal or other authorities having jurisdiction, Municipal Engineering Directorate and to have the same sanctioned and if required, to have the same modified revised altered and/or renewed and to pay fees and obtain sanction modification revision alteration and/or renewal and/or such other orders and permissions as be expedient therefor.



8. To sign and submit all declarations undertakings affidavits required by the sanctioning authority for the purpose of sanction/ modification/alteration/renewal of the plan for any construction at the Subject Property.
9. To SIGN apply for and obtain mutation, conversion, amalgamation, separation, updating, correction, modification, alteration or other recording in respect of the Subject Property or any part thereof of and from the B.L. & L.R.O., the D.L. & L.R.O., Kolkata Municipal authorities, Collector, Planning Authority, Development Authority, Kolkata Metropolitan Development Authority, District Magistrate (including ADM) and any other appropriate authorities as may be deemed fit and proper by the said attorney or attorneys.
10. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, generator, transformer, lifts, security systems, and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
11. To carry out construction, addition, alteration, demolition, reconstruction and other related activity in respect of any development, erection, re-erection, demolition, addition or alteration whatsoever at the Subject Property or any part thereof and to sign, execute and register any kind of contracts with any third party in terms of the Development Agreement under the terms and conditions as be deemed fit by the Attorneys or any of them.
12. To construct erect and raise boundary walls in and around the Subject Property or portions thereof and also any temporary sheds and godowns for storage of building materials and running of site office and to construct any other structure for Development of the Subject Property or any part thereof.
13. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift generator and any other utility, input or facility in the Individual Buildings and/or the Building Complex and/or the Subject Property or any part thereof.



14. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
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 he reinstated.
16. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of Development at the Subject Property or any part thereof and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
17. To appoint, employ, engage or hire, architects, contractors, sub-contractors, structural engineers, civil engineers, surveyors, experts, overseers, consultants, vastu consultants, chartered accountant supervisor watchman security guard personnel and/or such other persons or agents as may be required for effectually discharging the powers and authorities granted herein.
18. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation, modifications, alterations, sanctioning, extension, revalidation etc., of plans in respect of building at the Subject Property or portion or portions thereof and also for additions and/or alterations and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes he reinstated.
19. To appoint or collaborate, with organizations and persons in connection with Facility Management, Common Area management, Club or any Recreational Area and any other uses on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.



20. To insure and keep insured the Individual Buildings and other Developments or any part thereof or any materials equipment(s) or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium therefor.
21. To obtain loans and finance in respect of the Company's/developer's share in property stated in the schedule hereunder mentioned or part thereof in the Project including the Approval of finance of the Subject Property from any Banks and/or the Financial Institutions by mortgaging and charging the Transferable Areas comprising of the Company AND Developer's allocation in the New Buildings in terms of the Development Agreement.
22. To advertise and publicize the Development project at the Subject Property or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
23. To negotiate, take bookings and applications of whatsoever nature in respect of marketing of the Transferable Areas or any part thereof with regard to the entire structure stated in the schedule hereunder mentioned or part thereof and if necessary to amend, modify, alter or cancel the same and to receive the amounts receivable in respect of any transfer of the Transferable Areas with regard to the entire structure stated in the Schedule hereunder mentioned or part thereof and issue receipts, acknowledgements and discharges therefor and to fully exonerate the person or persons paying the same.
24. To ask, demand, recover, realize and collect the Realizations and amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas with regard to entire structure stated in the Schedule hereunder mentioned or part thereof in the manner and as per the terms and conditions of the Development Agreement.
25. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principal and Developer/Company and to exercise all rights and remedies available to the Principal and Company thereunder.



26. To prepare sign execute and/or deliver all papers, documents, agreements for sale or deed of sale, supplementary agreements, nominations, assignments, conveyances, leases, licenses, mortgages, charges, tenancies, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said attorneys in respect of the marketing of the entire Building Complex.
27. To enter into agreement for sale in respect of the deal with and Transfer and/or part with possession of the Transferable Areas with regard to entire structure stated in the Schedule hereunder mentioned or part thereof as the said attorneys or any of them may deem fit and proper and at such consideration and on such terms and conditions as the said attorneys may deem fit and proper.
28. To deal with, sell, to execute sale deed and to present the same for registration lease, exchange or otherwise transfer the land share forming part of or attributable to the Transferable Areas or any consumed areas with regard to entire structure stated in the Schedule hereunder mentioned or part thereof at such consideration and on such terms and conditions as the attorneys or any of them may deem fit and proper and to give acknowledgements discharging the buyers in respect of any consideration receivable by the Principals in respect of the transaction.
29. To terminate any contract, agreement, right of occupancy user enjoyment with any person or persons intending to acquire the Transferable Areas with regard to entire structure stated in the Schedule hereunder mentioned or part thereof for and on behalf of the Principals and exercise such rights as may be available in respect of such termination or cancellation as the said attorney or attorneys may deem fit and proper.
30. To ask, demand, sue, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due payable or recoverable from any Transferee or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.



31. To prepare sign negotiate on any financial settlements and / or execute any document with the mortgagee bank in respect to the said premises on the behest of the Principal and also to receive any original documents and title deed and / or related to the premises from the mortgagee bank.
32. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Building Complex and to form any Association, Society, Syndicate, Company or other body for the Common Purposes.
33. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes he reinstated and to give valid and effectual receipts in respect thereof.
34. To have the units sold to the Transferees to be separately assessed and mutated in the name of the respective transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said attorney or attorneys may deem fit and proper.
35. To contest or challenge any proceeding relating to vesting or acquisition or relating to any encumbrance, obligation or liability on the Subject Property or any part thereof and to attend hearings and object or settle with them and to receive compensations and other moneys payable in respect of acquisition and/or requisition of the Subject Property or any part thereof.
36. To deal with any claim of any third party in respect of the matters he reinstated and to oppose or settle the same.
37. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Project.
38. To appear and represent the Principal before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and



perfected and/or notarized and/or affirm or declare all documents instruments and writings executed by the said attorneys strictly by virtue of the powers hereby conferred.

39. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters herein stated relating to the Development and marketing of the Building Complex and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi-Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper

40. To accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.

41. To transfer the interest emanating from the said development agreement.

42. To receive all letters parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipt thereof.

43. 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.

V. AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the Subject Property and Development thereof and Marketing and Transfer of the Transferable Areas in

the Building Complex on the terms and conditions contained herein as well as in the Development Agreement which the Principal itself could have lawfully done under its own hands and seal, if personally present.

VI. AND The Principal do hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney or Attorneys shall lawfully do or cause to be done in or about the premises aforesaid.

VII. AND it is clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which would go against the express provisions of or the spirit of the Development Agreement and also that by executing this Power of Attorney, the Principal shall not be absolved of any of its obligations to be fulfilled by it under the Development Agreement nor shall affect or prejudice any right or remedy of the Principal or the Company under the Development Agreement which, but for the execution hereof, is or would be available to them respectively.

THE SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY/SAID PREMISES)

ALL THOSE pieces and parcels of land aggregately containing an area of 09 Cottah 05 chatak 30 Square feet more or less together with the one storied old and dilapidated several Tin/Asbestos sheds and structures all situated lying 'at and' being comprised in Municipal premises no. 63/1B (formerly demarcated portion of premises no.63/1) Harish Chatterjee Street, Police Station Kalighat, Ward No. 073, Borough No. IX, P.S. Kalighat, P.O. Bhawanipore, Kolkata-700025 bearing KMC Assessee No. 110732601211 and butted and bounded as follows:

- On the **North** : By Premises Nos.63/3A and 63/4 Harish Chatterjee Street and partly by Premises No.34A Gobida Ghoshal Lane;
- On the **South** : by Premises No.34A Gobida Ghoshal Lane;
- On the **East** : By common Passage, huts wall, corporation drain and by Premises No. 63/1A Harish Chatterjee Street;
- On the **West** : Municipal Road Harish Chatterjee Street.



OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was called known numbered described or distinguished. Be it mentioned that the area of the old and dilapidated several Tin/Asbestos sheds and structures at the said Premises is about 4300 Square feet more or less.

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

IN WITNESS WHEREOF the Principal have hereunto set and subscribed their respective hands and seal on this 28th day of July, Two Thousand and Twenty Two (28/07/2022).

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

Y. A. Salim, Adv.
#Court Calcutta

Tilak Salu.
8, No 4 lane, 3rd floor.
Kolkata - 700013


For EXCELLO PROPERTIES PRIVATE LIMITED

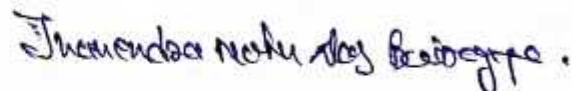


Director

PRINCIPAL

Accepted by Us:

✓  (SAHARSH KHAIT)













✓ 













(Attorneys)












Drafted By me:
(as per documents and information
provided by the parties)



YASER ARFAT SALIM
Advocate
High Court, Calcutta
Regn. No. WB/1809/2003

<u>Finger prints of the executant</u>					
 					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little

<u>Finger prints of the executant</u>					
 					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little

<u>Finger prints of the executant</u>					
 <p><i>Shri. Narayanaiah Reddy</i></p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<u>Finger prints of the executant</u>					
<div style="border: 1px solid black; padding: 10px; width: fit-content;"> Space for pasting Photograph of the executant. </div>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little











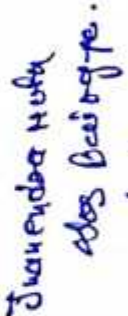
Government of West Bengal



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

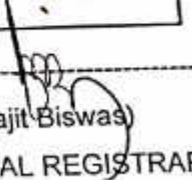
OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19028002378578/2022

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	Mr Shashi Kant Khetan 46, B. B Ganguly Street, City:- Kolkata, P.O:- Bowbazar, P.S:- Bowbazar, District:- Kolkata, West Bengal, India, PIN:- 700012	Represent ative of Principal [EXCELL O PROPER TIES PRIVATE LIMITED]		4429 	 26/8/22
2	Mr SAHARSH KHAITAN 46,B B GANGULY STREET, City:- Kolkata, P.O:- BOWBAZAR, P.S:- Bowbazar, District:- Kolkata, West Bengal, India, PIN:- 700012	Represent ative of Attorney [KLK REALTY OPC PRIVATE LIMITED]		4428 	 26.08.22
3	Mr JNANENDRA NATH DAS BAIRAGYA 46,B B GANGULY STREET, City:- Not Specified, P.O:- BOWBAZAR, P.S:- Bowbazar, District:- Kolkata, West Bengal, India, PIN:- 700012	Represent ative of Attorney [KLK REALTY OPC PRIVATE LIMITED]		4430 	 26/8/22

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr CHANDER BAJAJ Son of PURSHOTAM BAJAJ 135, JESSORE ROAD, City:- Not Specified, P.O:- BAGNAN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055	Mr Shashi Kant Khetan, Mr SAHARSH KHAITAN, Mr JNANENDRA NATH DAS BAIRAGYA		4431 	<i>Chander Bajaj</i> 26/08/22


 (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-1902-10144/2022		Date of Registration	29/08/2022
Query No / Year	1902-8002378578/2022		Office where deed is registered	
Query Date	04/08/2022 10:54:09 AM		A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MANOJ MAHATO 7B, K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836905325, Status :Others			
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		Additional Transaction	
Set Forth value	-		Market Value	
Stampduty Paid(SD)	Rs. 100/- (Article:48(g))		Rs. 2,21,31,877/-	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190208823/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)			
			Registration Fee Paid	
			Rs. 73/- (Article:E, M(a), M(b), I)	

Land Details :

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Haris Chatterjee Street, , Premises No: 63/1B, , Ward No: 073 Pin Code : 700025

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	9 Katha 5 Chatak 30 Sq Ft		1,96,67,047/-	Property is on Road Encumbered by Tenant, , Project Name :
Grand Total :				15.4344Dec	0 /-	196,67,047 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6086 Sq Ft.	0/-	24,64,830/-	Structure Type: Structure
Gr. Floor, Area of floor :6086 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 67 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		6086 sq ft	0 /-	24,64,830 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	EXCELLO PROPERTIES PRIVATE LIMITED 46, B. B Ganguly Street, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012 , PAN No.:: AAxxxxxx3A,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	KLK REALTY OPC PRIVATE LIMITED 8, Mott Lane, City:- Kolkata, P.O:- Taltala, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013, PAN No.:: AAxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Shashi Kant Khetan Son of Mr K L Khetan 46, B. B Ganguly Street, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aixxxxxx4b, Aadhaar No: 34xxxxxxxx1496 Status : Representative, Representative of : EXCELLO PROPERTIES PRIVATE LIMITED (as Director)
2	Mr SAHARSH KHAITAN (Presentant) Son of Mr SHASHI KANT KHETAN 46,B B GANGULY STREET, City:- Kolkata, P.O:- BOWBAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx8D, Aadhaar No: 28xxxxxxxx3222 Status : Representative, Representative of : KLK REALTY OPC PRIVATE LIMITED (as Director)
3	Mr JNANENDRA NATH DAS BAIRAGYA Son of BILWA NATH DAS BAIRAGYA46,B B GANGULY STREET, City:- Not Specified, P.O:- BOWBAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AMxxxxxx2H, Aadhaar No: 94xxxxxxxx8163 Status : Representative, Representative of : KLK REALTY OPC PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr CHANDER BAJAJ Son of PURSHOTAM BAJAJ 135,JESSORE ROAD, City:- Not Specified, P.O:- BAGNAN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055			
Identifier Of Mr Shashi Kant Khetan, Mr SAHARSH KHAITAN, Mr JNANENDRA NATH DAS BAIRAGYA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	EXCELLO PROPERTIES PRIVATE LIMITED	KLK REALTY OPC PRIVATE LIMITED-15.4344 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	EXCELLO PROPERTIES PRIVATE LIMITED	KLK REALTY OPC PRIVATE LIMITED-6086.00000000 Sq Ft

On 22-08-2022

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 2,21,31,877/-

frg

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

On 26-08-2022

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

Presented for registration at 17:40 hrs on 26-08-2022, at the Private residence by Mr SAHARSH KHAITAN ..

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

Execution is admitted on 26-08-2022 by Mr Shashi Kant Khetan, Director, EXCELLO PROPERTIES PRIVATE LIMITED, 46, B. B Ganguly Street, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India. PIN:- 700012

Identified by Mr CHANDER BAJAJ, , Son of PURSHOTAM BAJAJ, 135,JESSORE ROAD, P.O: BAGNAN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Others

Execution is admitted on 26-08-2022 by Mr SAHARSH KHAITAN, Director, KLK REALTY OPC PRIVATE LIMITED, 8, Mott Lane, City:- Kolkata, P.O:- Taltala, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013

Identified by Mr CHANDER BAJAJ, , Son of PURSHOTAM BAJAJ, 135,JESSORE ROAD, P.O: BAGNAN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Others

Execution is admitted on 26-08-2022 by Mr JNANENDRA NATH DAS BAIRAGYA, AUTHORISED REPRESENTATIVE, KLK REALTY OPC PRIVATE LIMITED, 8, Mott Lane, City:- Kolkata, P.O:- Taltala, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013

Identified by Mr CHANDER BAJAJ, , Son of PURSHOTAM BAJAJ, 135,JESSORE ROAD, P.O: BAGNAN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Others

frg

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

On 29-08-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 112766, Amount: Rs.100/-, Date of Purchase: 19/07/2022, Vendor name: G C SAHA

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 1902-2022, Page from 363439 to 363463

being No 190210144 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.09.03 12:52:15 +05:30
Reason: Digital Signing of Deed.

fmz

(Satyajit Biswas) 2022/09/03 12:52:15 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)