

20744/23 VC-4901/23

I-19921/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 366587

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

[Signature]
District Sub-Register-II I
Alipore, South 24-parganas

21.12.23

GENERAL POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS SHALL COME We, 1) KHAITAN CONSTRUCTION LLP, (INCOME TAX PAN AAOFK7355G), a limited liability partnership incorporated and registered under The Limited Liability Partnership Act, 2008, having its registered office and principal place of business at 10A, Rawdon Street, Rawdon Enclave, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Designated Partner, SRI RAVINDRA KHAITAN (INCOME TAX PAN AFQPK8488R), son of Late Ratan Lal Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Kolkata – 700 017, 2) SRI ROHIT KHAITAN, (INCOME TAX PAN BGLPK9094A),

Contd. . .

No. 10240 Date 12/12/22
Name MAYANK KAKRANIA
Address ADVOCATE
Value HIGH COURT, CALCUTTA
Vendor SAHABUDDIN GAZI
Baruipur Civil & Criminal Court

CHANDAN KHAITAN



16581

Khaitan Construction LLP

Partner / Authorised Signatory

For Bangabhumi Constructions Pvt. Ltd.

Director

For PIONEER NIWAS PVT. LTD.

Director / Authorised Signatory

For BOLERO COMMERCIAL PVT. LTD.

Director / Authorised Signatory



16589

Hari das Sardar
S/o. Late B. Sardar
Village + P.O. Sarberia
P.S. Jaynagar
South 24 Parganas



son of Sri Rajendra Khaitan, by occupation business, **3) SRI AYUSH KHAITAN, (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, by occupation business, **4) SRI ANSHUL KHAITAN, (INCOME TAX PAN DQKPK3956G)**, son of Sri Raj Kumar Khaitan, by occupation business, **5) SMT. ANITA KHAITAN, (INCOME TAX PAN AFQPK8489Q)**, wife of Sri Raj Kumar Khaitan, by occupation housewife, **6) SMT. RADHA KHAITAN, (INCOME TAX PAN AFZPK7779Q)**, wife of Sri Rajendra Khaitan, by occupation housewife, **7) SMT. PRITI KHAITAN, (INCOME TAX PAN AEUPK7283B)**, wife of Sri Ravindra Khaitan, by occupation housewife, **8) SMT. SANDHYA KHAITAN, (INCOME TAX PAN AJUPS9094D)**, wife of Sri Jitendra Khaitan, by occupation housewife, all by caste Hindu and all at present residing at 'Silver Spring' No. 5, J. B. S. Halden Avenue, Post Office Dhapa, Police Station Tiljala now Pragati Maidan, Kolkata – 700 105, **9) COMPASS TRADELINK PVT. LTD., (INCOME TAX PAN AADCC8383N)**, a private limited company having its registered office at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ANSHUL KHAITAN**, son of Sri Raj Kumar Khaitan, **(INCOME TAX PAN DQKPK3956G)**, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **10) MICROGRAPH VINIMAY PVT. LTD., (INCOME TAX PAN AAGCM3163P)**, a private limited company having its registered office at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI AYUSH KHAITAN, (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **11) NIGHTANGLE TRADERS PVT. LTD., (INCOME TAX PAN AADCN1632P)**, a private limited company having its registered office at Express Tower, 4th Floor, 42A, Shakespeare Sarani, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI AYUSH KHAITAN, (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **12) PIONEER NIWAS PVT. LTD., (INCOME TAX PAN AADCP9836F)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI RAVINDRA KHAITAN (PAN NO. AFQPK8488R)**, son of late Ratan Lal Khaitan by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **13)**



16583

[Signature]

For BANGABHUMI REAL ESTATE PVT. LTD.

[Signature]

Director / Authorised Signatory



16582

[Signature]

For Nightangle Traders Pvt. Ltd.

[Signature]

Authorised Signatory / Director

For MICROGRAPH VINIMAY PVT. LTD.

[Signature]

Director / Authorised Signatory



16584

[Signature]

For Compass Tradelink Pvt. Ltd.

[Signature]

Authorised Signatory / Director

For GREENTOWN RETAILS PVT. LTD.

[Signature]

Director / Authorised Signatory



BANGABHUMI CONSTRUCTIONS PVT. LTD., (INCOME TAX PAN AACCB3587G), a private limited company having its registered office at 'Rawdon Enclave', No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI RAVINDRA KHAITAN (INCOME TAX PAN AFQPK8488R)**, son of Late Ratan Lal Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Kolkata – 700 017, **14) BANGABHUMI REAL ESTATE PVT. LTD., (INCOME TAX PAN AADCB6698R)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ROHIT KHAITAN, (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Kolkata – 700 017, **15) GREENTOWN RETAILS PVT. LTD., (INCOME TAX PAN AADCG9185A)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ANSHUL KHAITAN, (INCOME TAX PAN DQKPK3956G)** son of Sri Raj Kumar Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **16) BOLERO COMMERCIAL PVT. LTD., (INCOME TAX PAN AAECBO562H)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI RAVINDRA KHAITAN (INCOME TAX PAN AFQPK8488R)**, son of late Ratan Lal Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, (hereinafter collectively referred to as "the **OWNERS/PRINCIPAL**") **SEND GREETINGS:**

WHEREAS, we the above named Principal are jointly and collectively the absolute and lawful owners and absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece and parcel of bastu vacant land without structures, measuring more or less 20 decimals in R. S. Dag Nos. 447 (10 decimals), 449 (8 decimals) and 465 (2 decimals) corresponding to L. R. Dag Nos. 456, 457 and 455, under L.R. Khatian Nos. 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363 and 1367 in Mouza Dhamaitalla, J. L. No. 75, in Holding No. 230, School Road, under Rajpur Sonarpur Municipality, Ward No. 26, Police Station Sonarpur, District South 24 Parganas, Kolkata – 700 151, which has been purchased vide a Deed of Conveyance dated 11th August, 2023 registered with the office

 16587

Radha Khaitan

 16586

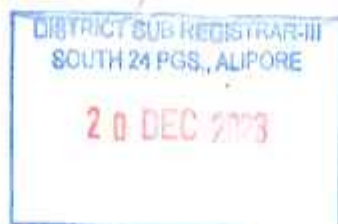
Anile Khaitan

 16585

Priti Khaitan

 16588

/ Sanchaya Khaitan.



of D.S.R. – III, South-24 Paraganas, Alipore being No. 12429 for the year 2023 and recorded in Book No. I, Volume No. 1603-2023 Pages 335909 to 335942, (hereinafter for the sake of brevity referred to as the “**SAID PROPERTY**”) as more fully and particularly mentioned in the **SCHEDULE** hereunder written, absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, acquisitions, requisitions, alignments, etc., whatsoever or howsoever.

NOW KNOW YE BY THESE PRESENTS WITNESSETH that we the said owners, do hereby nominate, constitute and appoint **1) KHAITAN CONSTRUCTION LLP**, a Limited Liability Partnership incorporated and registered under the Limited Liability Partnership Act, 2008, having its registered office and principal place of business at 10A, Rawdon Street, Rawdon Enclave, 1st Floor, Police Station and Post Office – Shakespeare Sarani, Kolkata – 700 017, represented by its Partner **SRI RAVINDRA KHAITAN (INCOME TAX PAN AFQPK8488R), (AADHAR NO. 3781 7075 7108)** son of Late Ratan Lal Khaitan, by faith Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A Rawdon Street, 1st Floor, Kolkata – 700 017, and its **Authorised Signatories, 1) SRI ROHIT KHAITAN (INCOME TAX PAN BGLPK9094A), (AADHAR NO. 7613 7721 1036)**, son of Sri Rajendra Khaitan by faith Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A Rawdon Street, 1st Floor, Kolkata – 700 017 and **2) SRI ANSHUL KHAITAN (INCOME TAX PAN DQKPK3956G) (AADHAR NO. 3713 3252 0426)**, son of Sri Raj Kumar Khaitan, by faith Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A Rawdon Street, 1st Floor, Kolkata – 700 017, (hereinafter referred to as “**the ATTORNEYS**”) and/or any other person authorized by the Attorneys from time to time as our true and lawful Attorneys in our names and on our behalf to do all the following acts, deeds, matters and things in respect of the said property jointly or severally that is to say:

1. To supervise direct control and manage the construction affairs of the said property as our said Attorneys shall deem expedient for the purpose.
2. To appoint Architect, Engineer, Surveyor, Contractor and to have surveyed and get the soil tested of the said Property and for that purpose to make all correspondences and to do all acts, deeds and things.
3. To apply for sanction of the plan to the municipal authority/ panchayat and to obtain the necessary permission and clearances, to also pay necessary sanction fees for the same.



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4. To sign, execute and submit all papers, documents, statements, undertakings, declarations and plans as may be required for having any further plan modified and/or altered or re-altered by the municipal authority/ panchayat.
5. To create mortgage and negotiate for sale of the entire building complex.
6. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
7. To sign and execute the Agreement for Sale, Sale Deed, Deed/s of Conveyance, in respect of the Schedule Property in favour of the intending purchaser/s, present the same for registration and admit execution thereof before the Sub Registrar, District Sub Registrar, Additional District Sub Registrar, Additional Registrar of Assurances - Kolkata, or any other officer or officers, or authority or authorities appointed for the said purpose.
8. To receive the consideration money from the intending purchaser/s of the building complex and deposit the same in our respective accounts.
9. To appear and represent us before the appropriate authorities including those under the municipal authority/panchayat for fixation and/or finalization of the annual valuation of the said property and for that to sign execute and submit necessary papers and documents and to do all other acts, deeds and things as our said Attorneys may deem fit and proper.
10. To defend possession or manage and maintain the said property including the building or buildings as may be constructed thereon from time to time.
11. To appear and represent us before the appropriate authorities (including the municipal authority/panchayat, Kolkata Metropolitan Development Authority, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976.
12. To represent and appear on our behalf before all courts, tribunals, collectors, deputy commissioner, president or administrator of municipal committee, Nagar Parishad, B L & L R O, S D L R O, municipalities, panchayat and all other offices of Central or State Government in respect of purpose of mutation, plan sanction, assessment of tax in respect of the said property. To obtain no dues/no objection certificate from all concerned authorities and sign on our behalf.
13. To appoint in our names and on our behalf advocates, vakils, pleaders or attorneys and to remove them and sign vakalatnama or muktearnama.



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14. To sign and verify plaints, written statements, affidavits, petitions, accounts, inventories, statement of facts, memorandum of appeal, revision petition, applications and execution applications or other documents and papers that may be necessary to be filed for the purpose of such suits applications, petitions, references, appeals or to file any affidavit in such proceedings and take possession from tenants.

15. To settle or compromise, refer to arbitration any matters, suits, judicial proceedings or other disputes concerning our said property and to file affidavits in this connection.

16. To purchase stamps of all kinds from the stamp collector and obtain the refund vouchers and payments thereof from the courts, treasury or banks and grant receipts for the same.

17. And generally to do execute and perform any other act, deed, matter, or thing whatsoever which ought to be done executed or performed by us personally.

18. And we do hereby agree that all acts, deeds, matters and things lawfully done by our said Attorneys shall be construed as acts, deeds, matters and things done by us and we undertake to ratify and confirm all and whatsoever our said Attorneys shall lawfully do or cause to be done by virtue of this Power hereby given.

19. Be it noted that this Power of Attorney is being granted in favour of the Attorneys without any consideration and no interest of right of property is being given in favour of the Attorneys and the Power of Attorney is always revocable.

20. All the earnings from the property including the sale price must be paid to the principal or to their bank account.

21. To appoint substitute or substitutes and delegate the powers and authorities granted hereby in part or in whole and to revoke any of such appointments.



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THE SCHEDULE ABOVE REFERRED TO:

"SAID PROPERTY"

ALL THAT the piece and parcel of bastu vacant land without structures, measuring more or less 20 decimals in R. S. Dag Nos. 447 (10 decimals), 449 (8 decimals) and 465 (2 decimals) corresponding to L. R. Dag Nos. 456, 457 and 455, under L. R. Khatian Nos. 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363 and 1367 in Mouza Dhamaitalla, J. L. No. 75, in Holding No. 230, School Road, under Rajpur Sonarpur Municipality, Ward No. 26, Police Station Sonarpur, District South 24 Parganas, Kolkata – 700 151.

IN WITNESS WHEREOF we, the said 1) Khaitan Construction LLP, 2) Sri Rohit Khaitan, 3) Sri Ayush Khaitan, 4) Sri Anshul Khaitan, 5) Smt. Anita Khaitan, 6) Smt. Radha Khaitan, 7) Smt. Priti Khaitan, 8) Smt. Sandhya Khaitan, 9) Compass Tradelink Pvt. Ltd., 10) Micrograph Vinimay Pvt. Ltd., 11) Nightangle Traders Pvt. Ltd., 12) Pioneer Niwas Pvt. Ltd., 13) Bangabhumi Constructions Pvt. Ltd., 14) Bangabhumi Real Estate Pvt. Ltd., 15) Greentown Retails Pvt. Ltd., 16) Bolero Commercial Pvt. Ltd., have hereunto set and subscribed our hands, seals and signatures on this the 20th day of December, 2023 in presence of the following witnesses.

WITNESSES:

1. *Hassidhar Sarda*
Office at 10A, Rawdon Street
Kolkata - 700017.

2. *Shantanu Bajwa*
10A Rawdon Street,
Kolkata - 700017

Khaitan Construction LLP

Partner / Authorised Signatory

For Bangabhumi Constructions Pvt. Ltd.

Director

For PIONEER NIWAS PVT. LTD.

Director / Authorised Signatory

For BOLERO COMMERCIAL PVT. LTD.

Director / Authorised Signatory



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For BANGABHUMI REAL ESTATE PVT. LTD.

Amit Kumar

Director / Authorised Signatory

For Nightangle Traders Pvt. Ltd.

Amit Kumar

Authorised Signatory / Director

For MICROGRAPH VINIMAY PVT. LTD.

Amit Kumar

Director / Authorised Signatory

For GREENTOWN RETAILS PVT. LTD.

Ak (Anshu Katar)

Director / Authorised Signatory

For Compass Tradelink Pvt. Ltd.

Ak (Anshu Katar)

Authorised Signatory / Director

Amit Kumar

Amit Kumar

Ak (Anshu Katar)



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS., ALIPORE
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Radha Khaitan

Anita Khaitan

Biti Khaitan

Sandhya Khaitan

Accepted by us

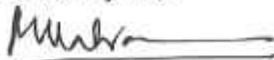
Khaitan Construction LLP

Partner / Authorised Signatory

Khaitan Construction LLP

Partner / Authorised Signatory

Drafted by me.



Mayank Kakrania
Advocate, High Court, Calcutta,
10, Old Post Office Street,
Kolkata – 700 001.
Enrolment No. WB/1287A/99

Khaitan Construction LLP

Partner / Authorised Signatory



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SPECIMEN FORM FOR TEN FINGERPRINTS



S. Ravindra Kumar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



S. Ravindra Kumar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



S. Ravindra Kumar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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SPECIMEN FORM FOR TEN FINGERPRINTS



Anshul Khaitan

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Radha Khaitan

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Anita Khaitan

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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SPECIMEN FORM FOR TEN FINGERPRINTS



Biti Khaitan		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



Sandhya Khaitan		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



Harish Sundar		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



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SOUTH 24 PGS., ALIPORE
20 DEC 2023



ভারত সরকার

Unique Identification Authority of India

Government of India

অনুমতি নং / Enrollment No. : 1190/30101/00312

07/06/2014

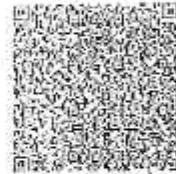
To
Haridas Sardar
হরিদাস সর্দার
S/O: Bhramar Sardar

Sarberia
Sarberia
Sarberia, South 24 Parganas
West Bengal - 743395



K19 13978863FT

W1397886



আপনার আধার সংখ্যা / Your Aadhaar No. :

8116 7641 8656

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



হরিদাস সর্দার
Haridas Sardar
পিতা : ভ্রমর সর্দার
Father : Bhramar Sardar

নামজাতক / DOB: 26/10/1990
লিংগ / Male

8116 7641 8656



আধার - সাধারণ মানুষের অধিকার

Haridas Sardar

Major Information of the Deed

Deed No :	I-1603-19921/2023	Date of Registration	21/12/2023
Query No / Year	1603-2003119211/2023	Office where deed is registered	
Query Date	19/12/2023 5:48:47 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Haridas Sardar 10A, Rawdon Street, 1st Floor, Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700017, Mobile No. : 9830032337, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 65,70,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: SCHOOL ROAD (CHOWHATI), Mouza: Dharmaitala, Ward No: 26, Holding No:230 JI No: 75, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-457 (RS :-)	LR-1349	Bastu	Bastu	8 Dec	1/-	23,76,000/-	Property is on Road
L2	LR-456 (RS :-)	LR-1363	Bastu	Bastu	10 Dec	1/-	36,00,000/-	Property is on Road
L3	LR-455 (RS :-)	LR-1367	Bastu	Bastu	2 Dec	1/-	5,94,000/-	Property is on Road
		TOTAL :			20Dec	3 /-	65,70,000 /-	
		Grand Total :			20Dec	3 /-	65,70,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Khaitan Construction LLP 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

2	<p>Mr Rohit Khaitan Son of Mr Rajendra Khaitan 5, JBS Halden Avenue, Now P.S. Pragati Maidan., Block/Sector: 4, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BGxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence</p>
3	<p>Mr Ayush Khaitan Son of Mr Rajendra Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Block/Sector: 4, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BWxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence</p>
4	<p>Mr Anshul Khaitan Son of Mr Rajkumar Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DQxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence</p>
5	<p>Mrs Anita Khaitan Daughter of Mr Rajkumar Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence</p>
6	<p>Mrs Radha Khaitan Daughter of Mr Rajendra Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Block/Sector: 4, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence</p>
7	<p>Mrs Priti Khaitan Daughter of Mr Ravindra Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Block/Sector: 4, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence</p>
8	<p>Mrs Sandhya Khaitan Daughter of Mr Jitendra Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Block/Sector: 4, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence</p>
9	<p>Compass Tradelink Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Koikata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>

10	Micrograph Vinimay Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	Nightangle Traders Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	Pioneer Niwas Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Sghakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	Bangabhumi Constructions Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
14	Bangabhumi Real Estate Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	Greentown Retails Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	Bolero Commercial Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KHAITAN CONSTRUCTION LLP 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ROHIT KHAITAN Son of Mr RAJENDRA KHAITAN 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: BGxxxxxx4A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Bangabhumi Real Estate Private Limited (as Director), KHAITAN CONSTRUCTION LLP (as AUTHORISED SIGNATORY)
2	Mr RAVINDRA KHAITAN (Presentant) Son of Late RATANLAL KHAITAN 10A, RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AFxxxxxx8R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Khaitan Construction LLP (as PARTNER), Pioneer Niwas Private Limited (as Director), Bangabhumi Constructions Private Limited (as Director), Bolero Commercial Private Limited (as Director), KHAITAN CONSTRUCTION LLP (as PARTNER)

3	Mr ANSHUL KHAITAN Son of Mr RAJKUMAR KHAITAN 10A RAWDON STREET,1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DQxxxxxx6G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Compass Tradelink Private Limited (as Director), Greentown Retails Private Limited (as Director), KHAITAN CONSTRUCTION LLP (as AUTHORISED SIGNATORY)
4	Mr AYUSH KHAITAN Son of Mr RAJENDRA KHAITAN 10A RAWDON STREET,1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BWxxxxxx6M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Micrograph Vinimay Private Limited (as Director), Nightangle Traders Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr HARIDAS SARDAR Son of Late B SARDAR VILLAGE SARBERIA, City:- Not Specified, P.O:- SARBERIA, P.S:- Joy nagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743385			
Identifier Of Mr Rohit Khaitan, Mr Ayush Khaitan, Mr Anshul Khaitan, Mrs Anita Khaitan, Mrs Radha Khaitan, Mrs Priiti Khaitan, Mrs Sandhya Khaitan, Mr ROHIT KHAITAN, Mr RAVINDRA KHAITAN, Mr ANSHUL KHAITAN, Mr AYUSH KHAITAN			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: SCHOOL ROAD (CHOWHATI), Mouza: Dhamaitala, , Ward No: 26, Holding No:230 JI No: 75, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 457, LR Khatian No:- 1349	Owner:বঙ্গব্রহ্ম সিমেন্ট প্রাইভেট লিমিটেড, Gurdian:ডাঃ জহির ইকান, Address:বিজ্ঞ, Classification:পলি,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 456, LR Khatian No:- 1363	Owner:প্রিতি ইকান, Gurdian:রবীন্দ্র, Address:বিজ্ঞ, Classification:পলি,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 455, LR Khatian No:- 1367	Owner:অনুপ ইকান, Gurdian:মাজুমদার, Address:বিজ্ঞ, Classification:ভাল্ল,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160319921 / 2023

On 20-12-2023

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

Presented for registration at 14:59 hrs on 20-12-2023, at the Private residence by Mr RAVINDRA KHAITAN .,

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

Execution is admitted on 20/12/2023 by 1. Mr Rohit Khaitan, Son of Mr Rajendra Khaitan, 5, JBS Halden Avenue, Now P.S. Pragati Maidan., Sector: 4, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Business, 2. Mr Ayush Khaitan, Son of Mr Rajendra Khaitan, 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Sector: 4, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Business, 3. Mr Anshul Khaitan, Son of Mr Rajkumar Khaitan, 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Business, 4. Mrs Anita Khaitan, Daughter of Mr Rajkumar Khaitan, 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession House wife, 5. Mrs Radha Khaitan, Daughter of Mr Rajendra Khaitan, 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Sector: 4, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession House wife, 6. Mrs Priti Khaitan, Daughter of Mr Ravindra Khaitan, 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Sector: 4, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession House wife, 7. Mrs Sandhya Khaitan, Daughter of Mr Jitendra Khaitan, 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Sector: 4, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession House wife

Identified by Mr HARIDAS SARDAR, , Son of Late B SARDAR, VILLAGE SARBERIA, P.O: SARBERIA, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service

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

Execution is admitted on 20-12-2023 by Mr ROHIT KHAITAN, AUTHORISED SIGNATORY, KHAITAN CONSTRUCTION LLP (Partnership Firm), 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, Bangabhumi Real Estate Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Identified by Mr HARIDAS SARDAR, , Son of Late B SARDAR, VILLAGE SARBERIA, P.O: SARBERIA, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service

Execution is admitted on 20-12-2023 by Mr RAVINDRA KHAITAN, Director, Pioneer Niwas Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, Bangabhumi Constructions Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, Bolero Commercial Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; PARTNER, Khaitan Construction LLP (LLP), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; PARTNER, KHAITAN CONSTRUCTION LLP (Partnership Firm), 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Identified by Mr HARIDAS SARDAR, , Son of Late B SARDAR, VILLAGE SARBERIA, P.O: SARBERIA, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service

Execution is admitted on 20-12-2023 by Mr ANSHUL KHAITAN, AUTHORISED SIGNATORY, KHAITAN CONSTRUCTION LLP (Partnership Firm), 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, Compass Tradelink Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, Greentown Retails Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Identified by Mr HARIDAS SARDAR, , Son of Late B SARDAR, VILLAGE SARBERIA, P.O: SARBERIA, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service

Execution is admitted on 20-12-2023 by Mr AYUSH KHAITAN, Director, Micrograph Vinimay Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, Nightangle Traders Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr HARIDAS SARDAR, , Son of Late B SARDAR, VILLAGE SARBERIA, P.O: SARBERIA, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 21-12-2023

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 (d) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 10240, Amount: Rs.100.00/-, Date of Purchase: 14/12/2023, Vendor name: Sahabuddin Gazi



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 550290 to 550312
being No 160319921 for the year 2023.



Debasish Dhar

Digitally signed by Debasish Dhar
Date: 2023.12.22 17:34:24 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 22/12/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.