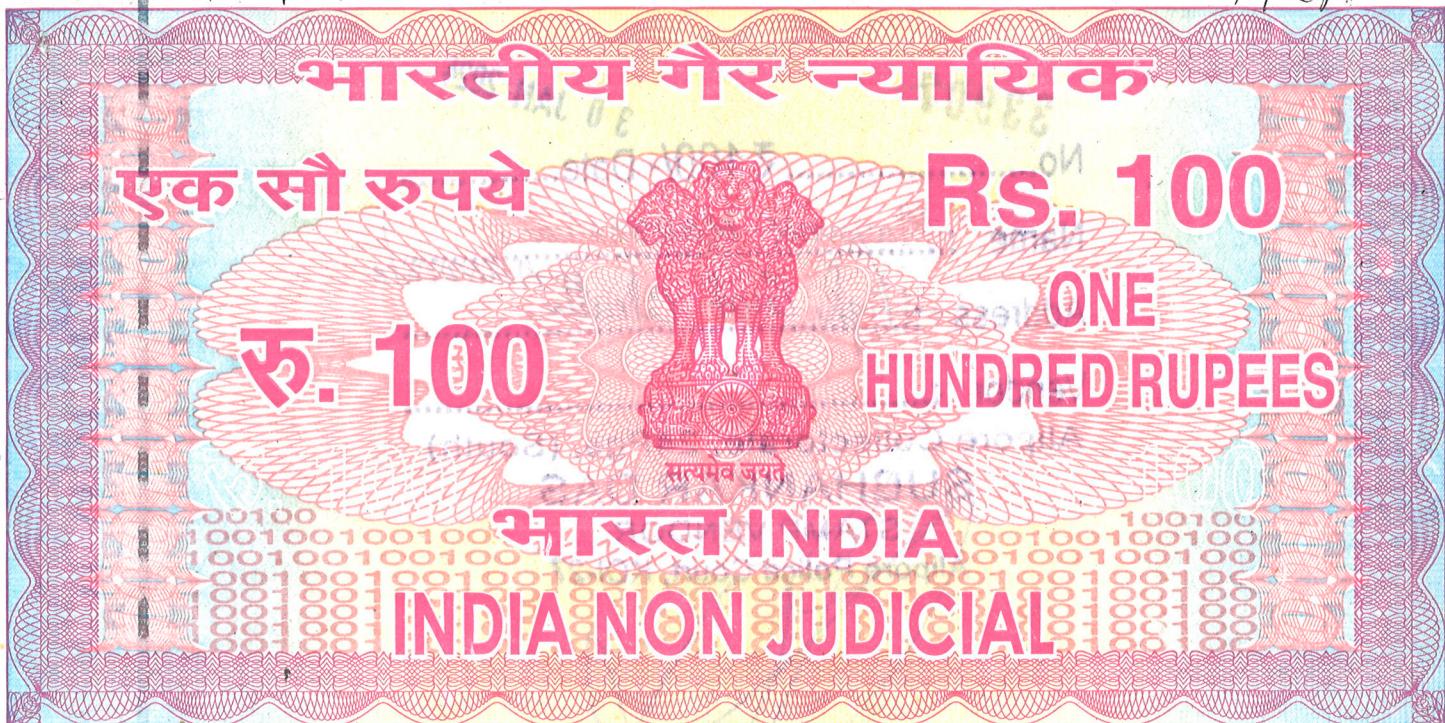


5721/24

I-5531/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

AR 453313

certified that the document is admitted  
registration. The signature sheets and  
the encroachment sheets attached with the  
document are the part of this document.

*[Signature]*  
District Sub-Register-II  
Aliabre, South 24 Parganas

01 APR 2024

#### BOUNDARY DECLARATION WITH PLAN

I, ROHIT KHAITAN, (INCOME TAX PAN BGLPK9094A) son of Rajendra Khaitan, by caste Hindu, by occupation business, working for gain at 10A Rawdon Street, Rawdon Enclave, 1<sup>st</sup> Floor, Police Station and Post Office – Shakespeare Sarani, Kolkata – 700 017 as the Constituted Attorney of

33907

30 JAN 2024

No. .... ₹ 100/- Date.....

Name : Mayank Kakkariah, Advocate

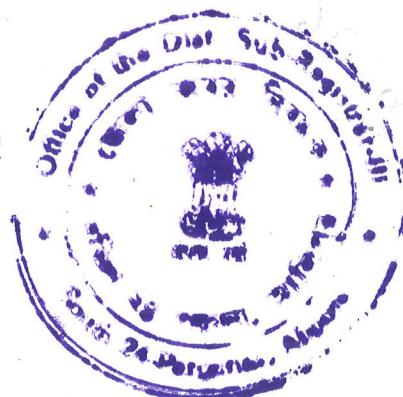
Address : High Court Calcutta

Vendor : Alipore Collectorate, 24Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KOL-27

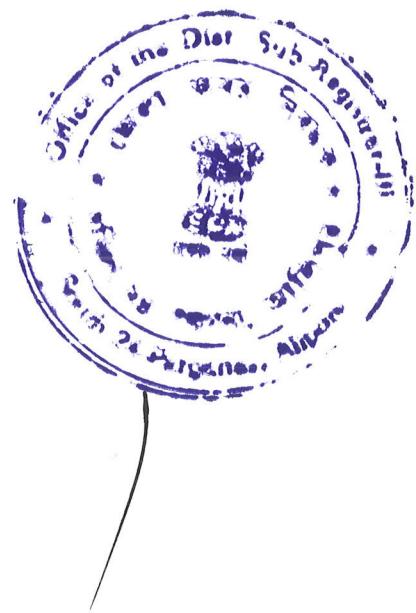


Haridas Sardar  
D/o. Late B. Sardar  
Village & P.O. Shobeswar  
F.R.S. Jayasagar  
South - 24 Pgs  
P.O. No. 743385,  
Service.



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, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, 2) **COMPASS TRADELINK PVT. LTD. (INCOME TAX PAN AADCC8383N)** 3) **MICROGRAPH VINIMAY PVT. LTD. (INCOME TAX PAN AAGCM3163P)** 4) **NIGHTANGLE TRADERS PVT. LTD. (INCOME TAX PAN AACDN1632P)** 5) **PIONEER NIWAS PVT. LTD. (INCOME TAX PAN AADCP9836F)** 6) **BANGABHUMI CONSTRUCTIONS PVT. LTD. (INCOME TAX PAN AACCB3587G)**, 7) **BANGABHUMI REAL ESTATE PVT. LTD. (INCOME TAX PAN AADCB6698R)** 8) **GREENTOWN RETAILS PVT. LTD. (INCOME TAX PAN AADCG9185A)** 9) **BOLERO COMMERCIAL PVT. LTD. (INCOME TAX PAN AAECBO562H)** all companies incorporated and registered under the companies act, 1956, as amended up to the date hereof and having all their respective registered offices at “Rawdon Enclave”, No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, 10) **SRI ROHIT KHAITAN, (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, by occupation business, 11) **SRI AYUSH KHAITAN, (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, by occupation business, 12) **SRI ANSHUL KHAITAN, (INCOME TAX PAN DQKPK3956G)**, son of Sri Raj Kumar Khaitan, by occupation business, 13) **SMT. ANITA KHAITAN, (INCOME TAX PAN AFQPK8489Q)**, wife of Sri Raj Kumar Khaitan, by occupation housewife, 14) **SMT. RADHA KHAITAN, (INCOME TAX PAN AFZPK7779Q)**, wife of Sri Rajendra Khaitan, by occupation housewife, 15) **SMT. PRITI KHAITAN, (INCOME TAX PAN AEUPK7283B)**, wife of Sri Ravindra Khaitan, by occupation housewife, 16) **SMT. SANDHYA KHAITAN, (INCOME TAX PAN AJUPSK9094D)**, 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, do hereby solemnly declare, affirm and state as follows:

That 1) KHAITAN CONSTRUCTION LLP 2) COMPASS TRADELINK PVT. LTD. 3) MICROGRAPH VINIMAY PVT. LTD. 4) NIGHTANGLE TRADERS PVT. LTD. 5)



DISTRICT SUB REGISTRAR-HI  
SOUTH 24 PGS., ALIPORE

01 APR 2024

PIONEER NIWAS PVT. LTD. 6) BANGABHUMI CONSTRUCTIONS PVT. LTD. 7) BANGABHUMI REAL ESTATE PVT. LTD. 8) GREENTOWN RETAILS PVT. LTD. 9) BOLERO COMMERCIAL PVT. LTD. 10) SRI ROHIT KHAITAN 11) SRI AYUSH KHAITAN 12) SRI ANSHUL KHAITAN 13) SMT. ANITA KHAITAN 14) SMT. RADHA KHAITAN 15) SMT. PRITI KHAITAN 16) SMT. SANDHYA KHAITAN, are jointly and collectively the absolute lawful owners of municipal Holding No. 537, School Road (Jagaddal) consists of R. S. Dag Nos. 447, 449 and 465 corresponding 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 Ward No. 25, P.S. – Sonarpur, District – South 24 Parganas, by virtue of one Registered Deed of Conveyance dated 11<sup>th</sup> August, 2023 in Book No. I, Volume No. 1603-2023, Pages from 335909 to 335942, Being No. 12429 for the year 2023 registered in the office of the D.S.R. – III, South-24 Paraganas, Alipore (hereinafter referred to as the "**SAID PREMISES**") as more fully and particularly mentioned and described in the SCHEDULE hereunder written.

2. That the above mentioned 1) KHAITAN CONSTRUCTION LLP 2) COMPASS TRADELINK PVT. LTD. 3) MICROGRAPH VINIMAY PVT. LTD. 4) NIGHTANGLE TRADERS PVT. LTD. 5) PIONEER NIWAS PVT. LTD. 6) BANGABHUMI CONSTRUCTIONS PVT. LTD. 7) BANGABHUMI REAL ESTATE PVT. LTD. 8) GREENTOWN RETAILS PVT. LTD. 9) BOLERO COMMERCIAL PVT. LTD. 10) SRI ROHIT KHAITAN 11) SRI AYUSH KHAITAN, 12) SRI ANSHUL KHAITAN, 13) SMT. ANITA KHAITAN, 14) SMT. RADHA KHAITAN 15) SMT. PRITI KHAITAN and 16) SMT. SANDHA KHAITAN, are the absolute lawful owners of the said premises and I, Rohit Khaitan, the Constituted Attorney of the said 1) KHAITAN CONSTRUCTION LLP, 2) COMPASS TRADELINK PVT. LTD., 3) MICROGRAPH VINIMAY PVT. LTD., 4) NIGHTANGLE TRADERS PVT. LTD., 5) PIONEER NIWAS PVT. LTD., 6) BANGABHUMI CONSTRUCTIONS PVT. LTD., 7) BANGABHUMI REAL ESTATE PVT. LTD., 8) GREENTOWN RETAILS PVT. LTD., 9) BOLERO COMMERCIAL PVT. LTD., 10) SRI ROHIT KHAITAN, 11) SRI AYUSH KHAITAN, 12) SRI ANSHUL KHAITAN, 13) SMT. ANITA KHAITAN, 14) SMT. RADHA KHAITAN, 15) SMT. PRITI KHAITAN and 16) SMT. SANDHYA KHAITAN, has been authorized to make this declaration.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

01 APR 2024

3. That the actual position and location of the aforesaid land (including butted and bounded by boundary wall) of municipal Holding No. 537 School Road (Jagaddal), consists of R. S. Dag Nos. 447, 449 and 465 corresponding L.R. Dag Nos. 456, 457 and 455 in Ward No. 25, P.S. – Sonarpur, District – South 24 Parganas and the area is clearly shown on the plan, which is prepared by the surveyor Mr. Bimalendu Basu, after surveying the said land (including butted and bounded by wall), a copy whereof is annexed herewith and I declare that the same is correct and in order and is a part and parcel of this declaration.
4. That the plan submitted herewith may kindly be accepted for records, which is the final boundary plan of the said premises, Ward No. 25, P.S. – Sonarpur, District – South 24 Parganas.
5. That the said measurements as shown in the attached plan may be taken as the actual boundary measurement of the said premises which is annexed herewith. If any dispute arises, the Rajpur Sonarpur Municipality will not be responsible regarding the boundary of the adjoining premises.
6. That the measurements of the said premises as per Deed is **20 Decimals** be the same a little more or less, butted and bounded by wall.
7. That there is no case pending in both the civil as well as the criminal court in respect of the said premises, Ward No. 25, P.S. – Sonarpur, District – South 24 Parganas. If any dispute arises, the Rajpur Sonarpur Municipality shall revoke the necessary sanction plan.
8. That the aforesaid 1) KHAITAN CONSTRUCTION LLP, 2) COMPASS TRADELINK PVT. LTD., 3) MICROGRAPH VINIMAY PVT. LTD., 4) NIGHTANGLE TRADERS PVT. LTD., 5) PIONEER NIWAS PVT. LTD., 6) BANGABHUMI CONSTRUCTIONS PVT. LTD., 7) BANGABHUMI REAL ESTATE PVT. LTD., 8) GREENTOWN RETAILS PVT. LTD., 9) BOLERO COMMERCIAL PVT. LTD., 10) SRI ROHIT KHAITAN, 11) SRI AYUSH KHAITAN, 12) SRI ANSHUL KHAITAN, 13) SMT. ANITA KHAITAN, 14) SMT. RADHA KHAITAN, 15) SMT. PRITI KHAITAN and 16) SMT. SANDHYA KHAITAN, propose to construct a building/s on the said premises. The actual boundary line of the said premises is shown and demarcated by RED colour on the map or plan hereto annexed. The said 1) KHAITAN



CONSTRUCTION LLP, 2) COMPASS TRADELINK PVT. LTD., 3) MICROGRAPH VINIMAY PVT. LTD., 4) NIGHTANGLE TRADERS PVT. LTD., 5) PIONEER NIWAS PVT. LTD., 6) BANGABHUMI CONSTRUCTIONS PVT. LTD., 7) BANGABHUMI REAL ESTATE PVT. LTD., 8) GREENTOWN RETAILS PVT. LTD., 9) BOLERO COMMERCIAL PVT. LTD., 10) SRI ROHIT KHAITAN, 11) SRI AYUSH KHAITAN, 12) SRI ANSHUL KHAITAN, 13) SMT. ANITA KHAITAN, 14) SMT. RADHA KHAITAN, 15) SMT. PRITI KHAITAN, 16) SMT. SANDHYA KHAITAN, shall be liable for disputes of any kind with their neighbour in respect of the said premises in future. The Rajpur Sonarpur Municipality shall not be held liable for any litigation over and in respect of the premises and is at liberty to revoke the plan if any discrepancy arises and take action in accordance with law.

9. That the above declaration shall be binding on the successors, successors in interest, successors in office and assigns of the above named 1) KHAITAN CONSTRUCTION LLP, 2) COMPASS TRADELINK PVT. LTD., 3) MICROGRAPH VINIMAY PVT. LTD., 4) NIGHTANGLE TRADERS PVT. LTD., 5) PIONEER NIWAS PVT. LTD., 6) BANGABHUMI CONSTRUCTIONS PVT. LTD., 7) BANGABHUMI REAL ESTATE PVT. LTD., 8) GREENTOWN RETAILS PVT. LTD., 9) BOLERO COMMERCIAL PVT. LTD., 10) SRI ROHIT KHAITAN, 11) SRI AYUSH KHAITAN, 12) SRI ANSHUL KHAITAN, 13) SMT. ANITA KHAITAN, 14) SMT. RADHA KHAITAN, 15) SMT. PRITI KHAITAN, 16) SMT. SANDHYA KHAITAN,
10. That the plan attached herewith is and shall be treated as a part of this declaration. We shall hold the property according to our shares. We are jointly the owners of this said Premises.



**THE SCHEDULE ABOVE REFERRED TO:****"SAID PREMISES"**

**ALL THAT** the piece or parcel of land, measuring a total area of **20 Decimals**. (Twenty decimal) only be the same a little more or less comprised in Mouza - Dhamaitala, Touzi No. 3-5 , J.L. No. 75 of Municipal Holding No. 537 School Road (Jagaddal), consists of R. S. Dag Nos. 447, 449 and 465 corresponding L.R. Dag Nos. 456, 457 and 455 under L.R. Khatian No. 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363 and 1367, in Ward No. 25, P.S. - Sonarpur, District Sub Registrar, Alipore, Additional District Sub Registrar, Sonarpur, under Rajpur Sonarpur Municipality, District South 24 Parganas, as shown and delineated in **RED** colour border on the map or plan annexed hereto and butted and bounded in the manner following that is to say:

**ON THE NORTH :** By R.S. Dag No. 445, 446 & 450;

**ON THE EAST :** By School Road;

**ON THE WEST:** By R.S. Dag No. 451 (P); and

**ON THE SOUTH :** By R.S. Dag No. 465 (P), 448 and 449 (P)



**OR HOWSOEVER OTHERWISE** the same are is was or were heretofore butted bounded called known numbered described or distinguished. Signed this the 1st day of APRIL, 2024

**W I T N E S S E S :**

1. *Shambhu Das,*  
*10A, Rawdon Street,*  
*Kolkata - 700017.*

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

**Khaitan Construction LLP**  
**Rohit Khaitan**  
**Ayush Khaitan**  
**Anshul Khaitan**  
**Anita Khaitan**  
**Radha Khaitan**  
**Priti Khaitan**  
**Sandhya Khaitan**  
**Compass Tradelink Pvt. Ltd.**  
**Micrograph Vinimay Pvt. Ltd.**  
**Nightangle Traders Pvt. Ltd.**  
**Pioneer Niwas Pvt. Ltd.**  
**Bangabhumi Constructions Pvt. Ltd.**  
**Bangabhumi Real Estate Pvt. Ltd.**  
**Greentown Retails Pvt. Ltd.**  
**Bolero Commercial Pvt. Ltd.**

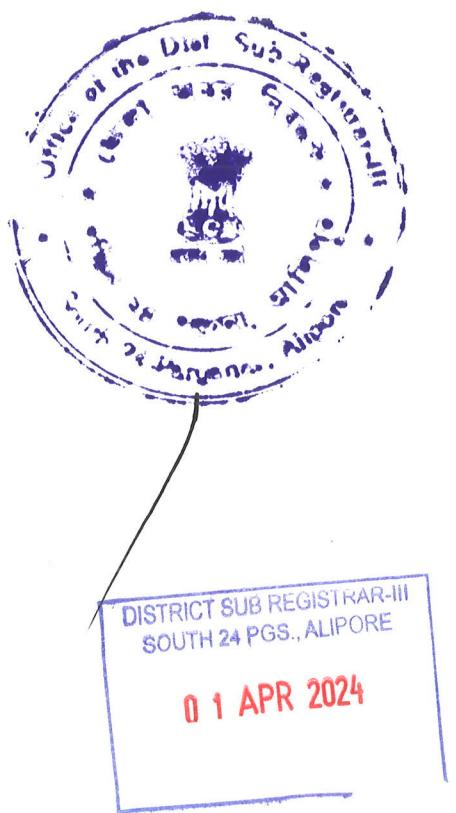
*Rohit*  
*Constituted Attorney*

Declarant

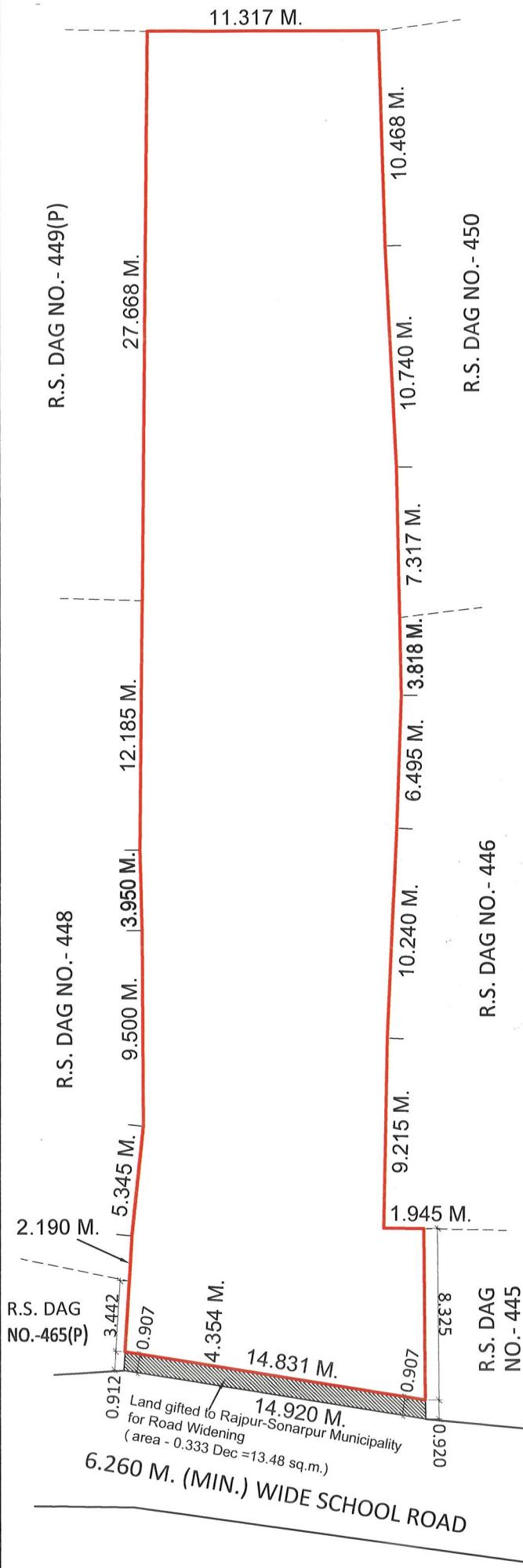
Drafted by me as per the form of the Rajpur Sonarpur Municipality.

*Mayank Kakrania*  
 Mayank Kakrania  
 Advocate, High Court, Calcutta,  
 10, Old Post Office Street,  
 Right Wing, 1<sup>st</sup> Floor, Room No. 34A,  
 Kolkata - 700 001,  
 Enrolment No. WB/1287A/99

Contd . . .



R.S. DAG NO.- 451(P)



Khaitan Construction LLP  
Rohit Khaitan  
Ayush Khaitan  
Anshul Khaitan  
Anita Khaitan  
Radha Khaitan  
Priti Khaitan  
Sandhya Khaitan  
Compass Tradelink Pvt. Ltd.  
Micrograph Vinimay Pvt. Ltd.  
Nightangle Traders Pvt. Ltd.  
Pioneer Niwas Pvt. Ltd.  
Bangabhumi Constructions Pvt. Ltd.  
Bangabhumi Real Estate Pvt. Ltd.  
Greentown Retails Pvt. Ltd.  
Bolero Commercial Pvt. Ltd.

*Rohit b/s*  
Constituted Attorney

SIGNATURE OF OWNERS

PROJECT:

SITE PLAN AT R.S. DAG NO.- 447, 449(P), 465(P) CORRESPONDING TO L.R. DAG NOS. 456, 457(P), 455(P), MOUZA - DHAMAITALA, J.L. NO.-75, HOLDING NO - 537, SCHOOL ROAD (JAGADDAL), WARD NO-25 UNDER RAJPUR SONARPUR MUNICIPALITY, P. S.- SONARPUR, DISTRICT- 24 PARGANAS (SOUTH).

LAND AREA AS PER DEED :- 20 DEC. (809.36 SQ.M.)

LAND AREA AS PER PHYSICAL MEASUREMENT :-

20.333 DEC. (822.84 SQ.M.) +

LAND AREA GIFTED TO RAJPUR-SONARPUR MUNICIPALITY :-

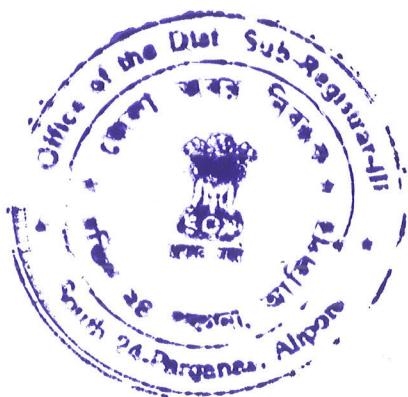
0.333 DEC. (13.48 SQ.M.)

LAND AREA AFTER GIFTED :- 20 DEC. (809.36 SQ.M.)

ALL DIMENSIONS ARE IN METER

SCALE:- 1:300

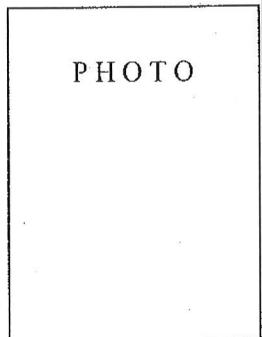
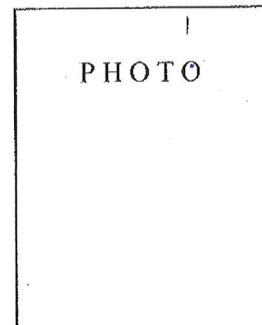


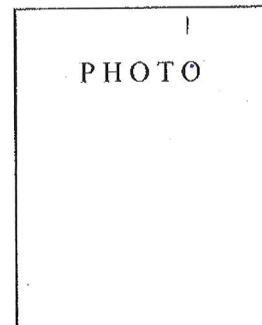
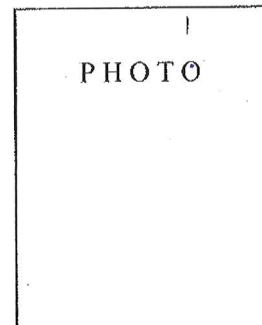


## SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>Arabic (Right Hand)</i>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
					
<i>Arabic (Right Hand)</i>	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
					

<b>PHOTO</b>	
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	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger





ভাৰত সরকার  
Union Identification Authority of India  
Government of India

তালিকাভুক্তিৰ অন্ত নং / Enrollment No. : 1190/30101/00312

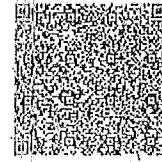
To  
Haridas Sardar  
হরিদাস সরদার  
S/O: Bhramar Sardar  
সর্বোত্তম  
sarberia  
Sarberia  
Sarberia, South 24 Parganas  
West Bengal - 743385

07/05/2014



KL913978863FT

91397886



আপনাৰ আধাৰ সংখ্যা / Your Aadhaar No. :

8116 7641 8656

আধাৰ - সাধাৱণ মানুষৰ অধিকাৰ



ভাৰত সরকার  
Government of India

হরিদাস সরদার  
Haridas Sardar  
মিতা : ভ্ৰমৰ সৰদার  
Father : Bhramar Sardar

জন্মতাৰিষি / DOB: 26/10/1960  
পুৰুষ / Male

8116 7641 8656



আধাৰ - সাধাৱণ মানুষৰ অধিকাৰ

*Haridas Sardar*



### Major Information of the Deed

Deed No :	I-1603-05531/2024	Date of Registration	01/04/2024
Query No / Year	1603-2000826276/2024	Office where deed is registered	
Query Date	30/03/2024 2:47:51 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		
[0901] Declaration, Declaration relating to immovable property	[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:4)	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

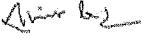
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: SCHOOL ROAD (CHOWHATI), Mouza: Dhamaitala, , Ward No: 25, Holding No:537 JI No: 75, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Use Proposed	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 /-	

### Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Khaitan Construction LLP</b> 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.: Axxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

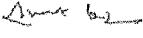


	Name	Photo	Finger Print	Signature
2	<b>Mr Rohit Khaitan</b> Son of Mr Rajendra Khaitan Executed by: Self, Date of Execution: 01/04/2024 , Admitted by: Self, Date of Admission: 01/04/2024 ,Place : Office		 Captured	
5, JBS Halden Avenue, Now P.S. Pragati Maidan., Block/Sector: 4, City:- Not Specified, 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: 01/04/2024 , Admitted by: Self, Date of Admission: 01/04/2024 ,Place : Office				
3	<b>Mr Ayush Khaitan</b> 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: Attorney, Executed by: Attorney			
4	<b>Mr Anshul Khaitan</b> 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: Attorney, Executed by: Attorney			
5	<b>Mrs Anita Khaitan</b> 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: Attorney, Executed by: Attorney			
6	<b>Mrs Radha Khaitan</b> 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: Attorney, Executed by: Attorney			
7	<b>Mrs Priti Khaitan</b> 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: Attorney, Executed by: Attorney			
8	<b>Mrs Sandhya Khaitan</b> 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: Attorney, Executed by: Attorney			
9	<b>Compass Tradelink Private Limited</b> 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.: AAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
10	<b>Micrograph Vinimay Private Limited</b> 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	<b>Nightangle Traders Private Limited</b> 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			

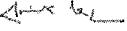


12	<b>Pioneer Niwas Private Limited</b> 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Sghakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.: AAxxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	<b>Bangabhumi Constructions Private Limited</b> 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	<b>Bangabhumi Real Estate Private Limited</b> 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	<b>Greentown Retails Private Limited</b> 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	<b>Bolero Commercial Private Limited</b> 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 :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr ROHIT KHAITAN</b> Son of Mr RAJENDRA KHAITAN Date of Execution - 01/04/2024, , Admitted by: Self, Date of Admission: 01/04/2024, Place of Admission of Execution: Office	 Apr 1 2024 11:10AM	 Captured	 01/04/2024
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: 76xxxxxxxx1036 Status : Attorney, Attorney of : Mr Ayush Khaitan, Mr Anshul Khaitan, Mrs Anita Khaitan, Mrs Radha Khaitan, Mrs Priti Khaitan, Mrs Sandhya Khaitan				

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr ROHIT KHAITAN (Presentant )</b> Son of Mr RAJENDRA KHAITAN Date of Execution - 01/04/2024, , Admitted by: Self, Date of Admission: 01/04/2024, Place of Admission of Execution: Office	 Apr 1 2024 11:10AM	 Captured	 01/04/2024



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.: BGxxxxx4A, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Khaitan Construction LLP (as Constituted Attorney), Compass Tradelink Private Limited (as Constituted Attorney), Micrograph Vinimay Private Limited (as Constituted Attorney), Nightangle Traders Private Limited (as Constituted Attorney), Pioneer Niwas Private Limited (as Constituted Attorney), Bangabhumi Constructions Private Limited (as Constituted Attorney), Bangabhumi Real Estate Private Limited (as Constituted Attorney), Greentown Retails Private Limited (as Constituted Attorney), Bolero Commercial Private Limited (as Constituted Attorney)

#### Identifier Details :

Name	Photo	Finger Print	Signature
Mr Haridas Sardar Son of Late B Sardar Village - Sarberia, City:- , P.O:- Sarberia, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743385		 Captured	
	01/04/2024	01/04/2024	01/04/2024

Identifier Of Mr Rohit Khaitan, Mr ROHIT KHAITAN, Mr ROHIT 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: 25, Holding No:537 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:বঙ্গভূগ্মি বিদ্যেন এন্ড প্রাইভেট লিমিটেড, Gurdian:জাহির খাতান, Address:বিজি, Classification:গানি,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 456, LR Khatian No:- 1363	Owner:শিক্ষি খাতান, Gurdian:বীরীন্দ্র, Address:বিজি, Classification:গানি,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 455, LR Khatian No:- 1367	Owner:আয়ুষ খাতান, Gurdian:রাজেন্দ্র, Address:বিজি, Classification:ভাঙা,	Seller is not the recorded Owner as per Applicant.



**Endorsement For Deed Number : I - 160305531 / 2024**

**On 01-04-2024**

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 of Indian Stamp Act 1899.

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

Presented for registration at 10:54 hrs on 01-04-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ROHIT KHAITAN ,.

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

Execution is admitted on 01/04/2024 by 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

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

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

Execution is admitted on 01-04-2024 by Mr ROHIT KHAITAN, Constituted Attorney, 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; Constituted Attorney, 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; Constituted Attorney, 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; Constituted Attorney, 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; Constituted Attorney, Pioneer Niwas Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O: Sghakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Constituted Attorney, Bangabhumi Constructions Private Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Constituted Attorney, Shakespeare Sarani, P.S:- 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; Constituted Attorney, 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; Constituted Attorney, 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; Constituted Attorney, 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

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

**Executed by Attorney**

Execution by Mr ROHIT KHAITAN, , Son of Mr RAJENDRA KHAITAN, 10A, RAWDON STREET, 1ST FLOOR, P.O: SHAKESPEARE SARANI, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by profession Business as constituted attorney for 1. Mr Ayush 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, 2. Mr Anshul Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, P.O: Dhapa, Thana: India, PIN - 700105, 3. Mrs Anita Khaitan 5, JBS Halden Avenue, Silver Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, 4. Mrs Spring, Now, P.S. Pra, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, 5. Mrs Priti 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, 6. Mrs Sandhya Pra, Sector: 4, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105 is admitted by him

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

**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. 30/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 33907, Amount: Rs.100.00/-, Date of Purchase: 30/01/2024, Vendor name: S  
DAS



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 1603-2024, Page from 131851 to 131868**

**being No 160305531 for the year 2024.**



*Dh*  
Debasish Dhar

Digitally signed by Debasish Dhar  
Date: 2024.04.01 11:40:24 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 01/04/2024

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS**

**West Bengal.**