4918/25

I-04267/25

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AU 276100

03/03/2025
G.no.-2-6302801/25

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

District Sub-Registrar-IIT
Alipore, South 24-parganas

07 MAR 2025

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, 1st Floor, Police Station and Post Office – Shakespeare Sarani, Kolkata – 700 017 as the Constituted Attorney of

2672

No.....Rs.100/- Date.....04 MAR 2025

Name : .....

Address : .....

Vendor : .....

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

MAYANK KAKRANIA
ADVOCATE
HIGH COURT, CALCUTTA

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

- 7 MAR 2025

Hari das Sardar
S/o. Late B. Sardar
Village + P.O. Sarberia
P.S. Joynagar
South 24 Parganas
Pin No. 743385
Service

(1) KKM VENTURES LLP, (LLPIN ACC-1518) (INCOME TAX PAN ABAFK7546E), a Limited Liability Partnership, incorporated and registered under the Limited Liability Partnership Act, 2008, having its registered office and principal place of business at Diamond Heritage, 16, Strand Road, Room No. 201A, Police Station – Hare Street, Post Office – General Post Office, Kolkata – 700 001, **(2) RADHA ELECTRICALS PRIVATE LIMITED, (INCOME TAX PAN AABCR2757F),** a Company, incorporated under and registered under the Companies, Act, 1956, having its registered office and principal place of business at 15, Jatin Das Road, Police Station – Kalighat, Post Office – Rashbehari Avenue, Kolkata – 700 029, **(3) SRI RAKESH JHUNJHUNWALA, (INCOME TAX PAN ACFPJ9239B), (AADHAR NO. 4425 8635 4819),** son of Late Brahmadutt Jhunjhunwala, by occupation – Business, **(4) SMT ASHA JHUNJHUNWALA, (INCOME TAX PAN ACSPJ7373B) (AADHAR NO. 7541 8730 3242),** daughter of Sanwarmall Modi, by occupation – Business, **(5) SRI SHSHANK JHUNJHUNWALA, (INCOME TAX PAN AADCD2527M) (AADHAR NO. 9447 6635 6746),** son of Sri Rakesh Kumar Jhunjhunwala, by occupation - Business, Owners No. 3 to 5, all by faith – Hindu, by nationality – India, and at present residing at 6/1/3, Queens Park, Ballygunge, Police Station and Post Office – Ballygunge, Kolkata – 700 019, **(6) NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP, (LLPIN AAH-1450) (INCOME TAX PAN AANFN3485F),** a Limited Liability Partnership, incorporated and registered under the Limited Liability Partnership Act, 2008, having its registered office and principal place of business at 7B, Kiran Shankar Roy Road, 4th Floor, Police Station – Hare Street, Post Office – General Post Office, Kolkata – 700 001, **(7) ADITYA KUMAR TIBREWAL (HUF), (INCOME TAX PAN AAKHA4560K),** a Hindu Undivided Family, having its registered office and principal place of business at Flat No. 9D, Tower – 3A, 'Active Acres', 54/10 D.C. Dey Road, Tangra, Police Station and Post Office – Tangra, Kolkata – 700 015, **(8) MACROGRAPH RESIDENCY LLP, (INCOME TAX PAN ACAFM0607K),** a Limited Liability Partnership, incorporated and registered under the Limited Liability Partnership Act, 2008, having its registered office and principal place of business at No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office – Shakespeare Sarani, Kolkata – 700 017, **(9) MACROGRAPH RETAIL LLP, (INCOME TAX PAN ACAFM0508M),** a Limited Liability Partnership,

Contd . . .

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS, ALIPORE

– 7 MAR 2025

incorporated and registered under the Limited Liability Partnership Act, 2008, having its registered office and principal place of business at No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office – Shakespeare Sarani, Kolkata – 700 017, **and (10) PRUDENT INFRAREALTY PRIVATE LIMITED (INCOME TAX PAN AAFCP2060D),** a private limited company having its registered office and principal place of business at No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office – Shakespeare Sarani, Kolkata – 700 017, do hereby solemnly declare, affirm and state as follows:

That 1) KKM VENTURES LLP 2) RADHA ELECTRICALS PRIVATE LIMITED 3) RAKESH JHUNJHUNWALA 4) ASHA JHUNJHUNWALA 5) SHSHANK JHUNJHUNWALA 6) NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP 7) ADITYA KUMAR TIBREWAL (HUF) 8) MACROGRAPH RESIDENCY LLP 9) MACROGRPAH RETAIL LLP and 10) PRUDENT INFRAREALTY PRIVATE LIMITED are jointly and collectively the absolute lawful owners and Lessee of **ALL THAT** the piece or parcel of land containing by measurement an area of **2 (two) bighas 9 (nine) cottahs and 3 (three) chittacks,** be the same a little more or less, the nature of land being bagan, now Bastu/Bahutal Abasan, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 3293, L. R. Dag No. 3365, L.R. Khatian Nos. 5709, 5710, 5711, 5728, 5729, 5731, 5732, 5734, 5748 & 5750, Mouza – Jagaddal, J.L. No. 71, Police Station – Sonarpur, Additional District Sub Registrar Sonarpur, under Rajpur Sonarpur Municipality, bearing Holding No. **279, Kalimohan Roychoudhury Road (E.M. Bye-pass),** Ward No. 25, District 24 Parganas (South), Kolkata – 700 151, by virtue of various Registered Deed of Conveyances registered on various dates (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) KKM VENTURES LLP 2) RADHA ELECTRICALS PRIVATE LIMITED 3) RAKESH JHUNJHUNWALA 4) ASHA JHUNJHUNWALA 5) SHSHANK JHUNJHUNWALA 6) NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP 7) ADITYA KUMAR TIBREWAL (HUF) 8) MACROGRAPH RESIDENCY LLP 9) MACROGRPAH RETAIL LLP and 10) PRUDENT

Contd . . .

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

– 7 MAR 2025

INFRAREALTY PRIVATE LIMITED are the absolute lawful owners of the said premises and I, Rohit Khaitan, the Constituted Attorney of the said 1) KKM VENTURES LLP 2) RADHA ELECTRICALS PRIVATE LIMITED 3) RAKESH JHUNJHUNWALA 4) ASHA JHUNJHUNWALA 5) SHSHANK JHUNJHUNWALA 6) NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP 7) ADITYA KUMAR TIBREWAL (HUF) 8) MACROGRAPH RESIDENCY LLP 9) MACROGRPAH RETAIL LLP and 10) PRUDENT INFRAREALTY PRIVATE LIMITED, has been authorized to make this declaration.

3. That the actual position and location of the aforesaid land (including butted and bounded by boundary wall) of ALL THAT land measuring about 2 (Two) Bighas 9 (Nine) Cottahs and 3 (Three) Chittacks comprised in R.S. Dag No. 3293 corresponding to L.R. Dag No. 3365 in Mouza – Jagaddal (J.L. No. 71), P.S. – Sonarpur, District – South 24 Parganas, being being Holding No. 279, Kalimohan Roychoudhury Road (E.M. Bye–pass), Ward No. 25 under Rajpur Sonarpur Municipality, 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, Mouza – Jagaddal, 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 2 Bighas 9 Cottahs and 3 Chittacks, 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, Mouza – Jagaddal, P.S. – Sonarpur, District – South

Contd . . .

Sub-Registrar-III
South 24 Parganas, Alipore

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

– 7 MAR 2025

24 Parganas. If any dispute arises, the Rajpur Sonarpur Municipality shall revoke the necessary sanction plan.

8. That the aforesaid 1) KKM VENTURES LLP 2) RADHA ELECTRICALS PRIVATE LIMITED 3) RAKESH JHUNJHUNWALA 4) ASHA JHUNJHUNWALA 5) SHSHANK JHUNJHUNWALA 6) NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP 7) ADITYA KUMAR TIBREWAL (HUF) 8) MACROGRAPH RESIDENCY LLP 9) MACROGRPAH RETAIL LLP and 10) PRUDENT INFRAREALTY PRIVATE LIMITED, 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) KKM VENTURES LLP 2) RADHA ELECTRICALS PRIVATE LIMITED 3) RAKESH JHUNJHUNWALA 4) ASHA JHUNJHUNWALA 5) SHSHANK JHUNJHUNWALA 6) NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP 7) ADITYA KUMAR TIBREWAL (HUF) 8) MACROGRAPH RESIDENCY LLP 9) MACROGRPAH RETAIL LLP and 10) PRUDENT INFRAREALTY PRIVATE LIMITED, 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) KKM VENTURES LLP 2) RADHA ELECTRICALS PRIVATE LIMITED 3) RAKESH JHUNJHUNWALA 4) ASHA JHUNJHUNWALA 5) SHSHANK JHUNJHUNWALA 6) NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP 7) ADITYA KUMAR TIBREWAL (HUF) 8) MACROGRAPH RESIDENCY LLP 9) MACROGRPAH RETAIL LLP and 10) PRUDENT INFRAREALTY PRIVATE LIMITED.

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.

Contd . . .

Sub-Registrar-III
South 24-Parganas, Alipore

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

– 7 MAR 2025

THE SCHEDULE ABOVE REFERRED TO:
"SAID PREMISES"

ALL THAT the piece or parcel of land containing by measurement an area of **2 (two) bighas 9 (nine) cottahs and 3 (three) chittacks,** be the same a little more or less, the nature of land being bagan, now Bastu/Bahutal Abasan, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 3293(P), L. R. Dag No. 3365(P), L.R. Khatian Nos. 5709, 5710, 5711, 5728, 5729, 5731, 5732, 5734, 5748 & 5750, Mouza – Jagaddal, J.L. No. 71, Police Station – Sonarpur, Additional District Sub Registrar Sonarpur, under Rajpur Sonarpur Municipality, bearing Holding No. **279, Kalimohan Roychoudhury Road (E.M. Bye-pass),** Ward No. 25, District 24 Parganas (South), Kolkata – 700 151, 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. 3293(P) (boundary measuring 73.659 m);
ON THE EAST	:	By E.M. Bye-pass (60 ft wide) (boundary measuring 101.009 m);
ON THE WEST	:	By R.S. Dag No. 3293 and Mouza – Dhamaitala (boundary measuring 83.031 m); and;
ON THE SOUTH	:	By R.S. Dag No. 3293 and By Mouza – Dhamaitala (boundary measuring 7.901 m)

Contd . . .

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS, ALIPORE

– 7 MAR 2025

OR HOWSOEVER OTHERWISE the same are is was or were heretofore butted bounded called known numbered described or distinguished. Signed this the 7th day of March, 2025

WITNESSES:

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

2. Shantan Bajeria
10A Rawdon Street
Kolkata - 700017

KKM VENTURES LLP
RADHA ELECTRICALS PVT. LTD.
RAKESH JHUNJHUNWALA
ASHA JHUNJHUNWALA
SHSHANK JHUNJHUNWALA
NIROSHINI TECHNOLOGY LLP
ADITYA KUMAR TIBREWAL (HUF)
MACROGRAPH RESIDENCY LLP
MACROGRAPH RETAIL LLP
PRUDENT INFRAREALTY PVT. LTD.

CONSTITUTED ATTORNEY

Declarant

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

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

Contd . . .

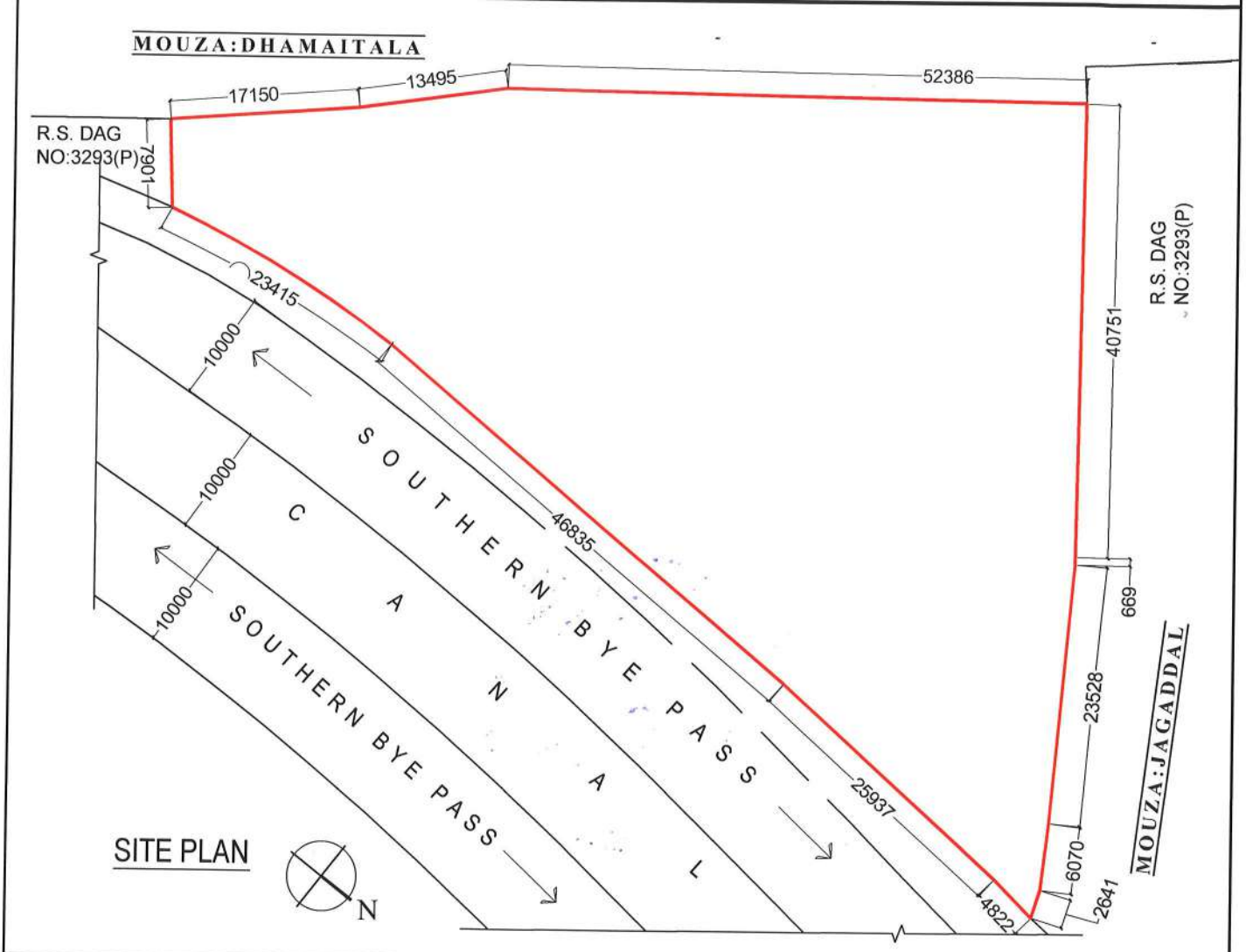
DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

– 7 MAR 2025

SITE PLAN OF HOLDING NO. 279, KALIMOHAN ROYCHOUDHURY ROAD (E. M. BYE-PASS), MOUZA - JAGADDAL, J.L. NO. - 71, R.S. DAG NO. 3293(P) CORRESPONDING TO L.R. DAG NO. 3365(P) UNDER L.R. KHATIAN NOS. 5709, 5710,5711, 5728, 5729, 5731, 5732, 5734, 5748 AND 5750,WARD NO. 25 UNDER RAJPUR SONARPUR MUNICIPALITY, P.S. - SONARPUR, DISTRICT - SOUTH - 24 PARGANAS, KOLKATA - 700 151.

TOTAL LAND AREA - (49 K- 3 CH) = 3290.13 SQM.
BOUNDARY LINE BOUNDED BY RED COLOUR

ALL DIMENSION ARE IN MILIMETER



NORTH SIDE	: 73.659 M.
EAST SIDE	: 101.009 M.
SOUTH SIDE	: 7.901 M.
WEST SIDE	: 83.031 M.

KKM VENTURES LLP
RADHA ELECTRICALS PVT. LTD.
RAKESH JHUNJHUNWALA
ASHA JHUNJHUNWALA
SHSHANK JHUNJHUNWALA
NIROSHINI TECHNOLOGY LLP
ADITYA KUMAR TIBREWAL (HUF)
MACROGRAPH RESIDENCY LLP
MACROGRAPH RETAIL LLP
PRUDENT INFRAREALTY PVT. LTD.

Amit

CONSTITUTED ATTORNEY

SIGNATURE OF OWNER

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

– 7 MAR 2025

SPECIMEN FORM FOR TEN FINGERPRINTS

Amir Ali (Rohit Khaitan)

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Sub-Registrar-III
South 24-Parganas, Alipore

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

- 7 MAR 2025

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1190/30101/00312

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

07/05/2014

KL913978863FT
91397886

আপনার আধার সংখ্যা / Your Aadhaar No. :

8116 7641 8656

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

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

জন্মতারিখ / DOB: 26/10/1980
পুরুষ / Male

8116 7641 8656

আধার – সাধারণ মানুষের অধিকার

Haridas Sardar

Major Information of the Deed

Deed No :	**I-1603-04267/2025**	**Date of Registration**	**07/03/2025**
Query No / Year	**1603-2000670230/2025**	**Office where deed is registered**	
Query Date	**06/03/2025 12:03:44 PM**	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shantam Bajoria 10A Rawdon Street,Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700017, Mobile No. : 9836397129, Status :Advocate		
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. 10/-		Rs. 2,28,60,619/-	
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: KALI MOHAN ROYCHOWDHURY ROAD(JAGADDAL), Mouza: Jagaddal, , Ward No: 25, Holding No:279 Jl No: 71, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3365 (RS :-)	LR-5709	Bastu	Bagan	2 Dec	1/-	5,62,363/-	Property is on Road Adjacent to Metal Road,
L2	LR-3365 (RS :-)	LR-5710	Bastu	Bagan	12 Dec	1/-	33,74,178/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			**14Dec**	**2 /-**	**39,36,541 /-**	

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: KALI MOHAN ROYCHOWDHURY ROAD(JAGADDAL), Mouza: Jagaddal, Premises No: 279, , Ward No: 25 Jl No: 71, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-3365 (RS :-)	LR-5711	Bastu	Bagan	8 Dec	1/-	22,49,452/-	Property is on Road Adjacent to Metal Road,
L4	LR-3365 (RS :-)	LR-5728	Bastu	Bagan	8 Dec	1/-	22,49,452/-	Property is on Road Adjacent to Metal Road,
L5	LR-3365 (RS :-)	LR-5729	Bastu	Bagan	10 Dec	1/-	28,11,815/-	Property is on Road Adjacent to Metal Road,
L6	LR-3365 (RS :-)	LR-5731	Bastu	Bagan	6 Dec	1/-	16,87,089/-	Property is on Road Adjacent to Metal Road,
L7	LR-3365 (RS :-)	LR-5732	Bastu	Bagan	9.302 Dec	1/-	26,15,551/-	Property is on Road Adjacent to Metal Road,

L8	LR-3365 (RS :-)	LR-5734	Bastu	Bagan	8 Dec	1/-	22,49,452/-	Property is on Road Adjacent to Metal Road,
L9	LR-3365 (RS :-)	LR-5748	Bastu	Bagan	8 Dec	1/-	22,49,452/-	Property is on Road Adjacent to Metal Road,
L10	LR-3365 (RS :-)	LR-5750	Bastu	Bagan	10 Dec	1/-	28,11,815/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			**67.302Dec**	**8 /-**	**189,24,078 /-**	
	Grand Total :				**81.302Dec**	**10 /-**	**228,60,619 /-**	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**KKM VENTURES LLP** DIAMOND HERITAGE, ROOM NO. 201A, 16, Strand Road, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX3 , PAN No.:: ABxxxxxx6E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	**RADHA ELECTRICALS PRIVATE LIMITED** 15, JATIN DAS ROAD, City:- Not Specified, P.O:- RASHBEHARI AVENUE, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-1XX1 , PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	**Mr RAKESH JHUNJHUNWALA** Son of Late BRAHMADUTT JHUNJHUNWALA FLAT NO. 43, 6/1/3, Queens Park, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: ACxxxxxx9B, Aadhaar No: 44xxxxxxxx4819, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	**Mrs ASHA JHUNJHUNWALA** Daughter of SANWARMALL MODI FLAT NO. 43, 6/1/3, Queens Park, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: ACxxxxxx3B, Aadhaar No: 75xxxxxxxx3242, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	**Mr SHSHANK JHUNJHUNWALA** Son of Mr RAKESH JHUNJHUNWALA FLAT NO. 43, 6/1/3, Queens Park, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AFxxxxxx2G, Aadhaar No: 94xxxxxxxx6746, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	**NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP** 7B, KIRAN SHANKAR ROY ROAD, 4TH FLOOR, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX6 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	**ADITYA KUMAR TIBREWAL HUF** 54/10 D.C. DEY ROAD, ACTIVE ACRES, Flat No: 9D, TOWER - 3A, City:- Not Specified, P.O:- TANGRA, P.S:- Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

8	**MACROGRAPH RESIDENCY LLP** RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Not Specified, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX4 , PAN No.:: ACxxxxxx7K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	**MACROGRAPH RETAIL LLP** RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Not Specified, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX4 , PAN No.:: ACxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	**PRUDENT INFRAREALTY PRIVATE LIMITED** RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Not Specified, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAxxxxxx0D,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	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr ROHIT KHAITAN Son of Mr RAJENDRA KHAITAN Date of Execution - 07/03/2025, , Admitted by: Self, Date of Admission: 07/03/2025, Place of Admission of Execution: Office	 Mar 7 2025 11:39AM	Captured LTI 07/03/2025	07/03/2025
	1ST FLOOR, 10A RAWDON STREET, 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, Date of Birth:XX-XX-1XX0 , PAN No.:: BGxxxxxx4A, Aadhaar No: 76xxxxxxxx1036 Status : Attorney, Attorney of : Mr RAKESH JHUNJHUNWALA, Mrs ASHA JHUNJHUNWALA, Mr SHSHANK JHUNJHUNWALA			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr ROHIT KHAITAN (Presentant) Son of Mr RAJENDRA KHAITAN Date of Execution - 07/03/2025, , Admitted by: Self, Date of Admission: 07/03/2025, Place of Admission of Execution: Office	 Mar 7 2025 11:39AM	Captured LTI 07/03/2025	07/03/2025

	1ST FLOOR, 10A RAWDON STREET, 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, Date of Birth:XX-XX-1XX0 , PAN No.:: BGxxxxxx4A, Aadhaar No: 76xxxxxxxx1036 Status : Representative, Representative of : KKM VENTURES LLP (as CONSTITUTED ATTORNEY), RADHA ELECTRICALS PRIVATE LIMITED (as CONSTITUTED ATTORNEY), NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP (as CONSTITUTED ATTORNEY), ADITYA KUMAR TIBREWAL HUF (as CONSTITUTED ATTORNEY), MACROGRAPH RESIDENCY LLP (as CONSTITUTED ATTORNEY), MACROGRAPH RETAIL LLP (as CONSTITUTED ATTORNEY), PRUDENT INFRAREALTY PRIVATE LIMITED (as CONSTITUTED ATTORNEY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr HARIDAS SARDAR Son of Late B SARDAR VILLAGE AND POST SARBERIA, Village:- SARBERIA, P.O:- SARBERIA, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743385		Captured	
	07/03/2025	07/03/2025	07/03/2025
Identifier Of Mr ROHIT KHAITAN, Mr ROHIT KHAITAN			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: KALI MOHAN ROYCHOWDHURY ROAD(JAGADDAL), Mouza: Jagaddal, , Ward No: 25, Holding No:279 Jl No: 71, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3365, LR Khatian No:- 5709	Owner:প্রুডেনট ইন্ফ্রা রিয়েলটি প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ , Classification:বাগান, Area:0.02000000 Acre,	PRUDENT INFRAREALTY PRIVATE LIMITED
L2	LR Plot No:- 3365, LR Khatian No:- 5710	Owner:নিরশিনী টেকনোলজি লিমিটেড লায়াবিলিটি পার্টনারশিপ, Gurdian:পক্ষে পার্টনার্স, Address:নিজ , Classification:বাগান, Area:0.12000000 Acre,	NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: KALI MOHAN ROYCHOWDHURY ROAD(JAGADDAL), Mouza: Jagaddal, Premises No: 279, , Ward No: 25 Jl No: 71, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 3365, LR Khatian No:- 5711	Owner:শশাংক ঝুনঝুনওয়ালা, Gurdian:রাকেশ ঝুনঝুনওয়ালা, Address:নিজ , Classification:বাগান, Area:0.08000000 Acre,	Mr SHSHANK JHUNJHUNWALA
L4	LR Plot No:- 3365, LR Khatian No:- 5728	Owner:রাধা ইলেকট্রিকালস প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ , Classification:বাগান, Area:0.08000000 Acre,	RADHA ELECTRICALS PRIVATE LIMITED

L5	LR Plot No:- 3365, LR Khatian No:- 5729	Owner:ম্যাক্রোগ্রাফ রেসিডেন্সি এল এল পি, Gurdian:পক্ষে পার্টনারস, Address:নিজ , Classification:বাগান, Area:0.10000000 Acre,	MACROGRAPH RESIDENCY LLP
L6	LR Plot No:- 3365, LR Khatian No:- 5731	Owner:আদিত্য কুমার টিব্রেয়াল হিন্দু আনডিভাইড ফ্যামিলি, Gurdian:আদিত্য কুমার টিব্রেয়াল, Address:নিজ , Classification:বাগান, Area:0.06000000 Acre,	ADITYA KUMAR TIBREWAL HUF
L7	LR Plot No:- 3365, LR Khatian No:- 5732	Owner:কে কে এম ভেঞ্চার এল এল পি, Gurdian:পক্ষে পার্টনার রাজেশ কুমার মহেশ্বরী, Address:নিজ , Classification:বাগান, Area:0.10000000 Acre,	KKM VENTURES LLP
L8	LR Plot No:- 3365, LR Khatian No:- 5734	Owner:আশা ঝুনঝুনওয়ালা, Gurdian:সানওয়ারমল মোদী, Address:নিজ , Classification:বাগান, Area:0.08000000 Acre,	Mrs ASHA JHUNJHUNWALA
L9	LR Plot No:- 3365, LR Khatian No:- 5748	Owner:রাকেশ ঝুনঝুনওয়ালা, Gurdian:ব্রম্মদূত ঝুনঝুনোয়ালা, Address:নিজ , Classification:বাগান, Area:0.08000000 Acre,	Mr RAKESH JHUNJHUNWALA
L10	LR Plot No:- 3365, LR Khatian No:- 5750	Owner:ম্যাক্রোগ্রাফ রিটেল এল.এল.পি, Gurdian:পক্ষে পার্টনার, Address:নিজ , Classification:বাগান, Area:0.10000000 Acre,	MACROGRAPH RETAIL LLP

Endorsement For Deed Number : I - 160304267 / 2025

On 07-03-2025

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 11:36 hrs on 07-03-2025, 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) [Representative]

Execution is admitted on 07-03-2025 by Mr ROHIT KHAITAN, CONSTITUTED ATTORNEY, KKM VENTURES LLP (LLP), DIAMOND HERITAGE, ROOM NO. 201A, 16, Strand Road, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; CONSTITUTED ATTORNEY, RADHA ELECTRICALS PRIVATE LIMITED (Private Limited Company), 15, JATIN DAS ROAD, City:- Not Specified, P.O:- RASHBEHARI AVENUE, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029; CONSTITUTED ATTORNEY, NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP (LLP), 7B, KIRAN SHANKAR ROY ROAD, 4TH FLOOR, City:-Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; CONSTITUTED ATTORNEY, ADITYA KUMAR TIBREWAL HUF (HUF), 54/10 D.C. DEY ROAD, ACTIVE ACRES, Flat No: 9D, TOWER - 3A, City:- Not Specified, P.O:- TANGRA, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015; CONSTITUTED ATTORNEY, MACROGRAPH RESIDENCY LLP (LLP), RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Not Specified, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; CONSTITUTED ATTORNEY, MACROGRAPH RETAIL LLP (LLP), RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Not Specified, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; CONSTITUTED ATTORNEY, PRUDENT INFRAREALTY PRIVATE LIMITED (Private Limited Company), RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Not Specified, 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 AND POST SARBERIA, P.O: SARBERIA, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Private Service

Executed by Attorney

Execution by Mr ROHIT KHAITAN, , Son of Mr RAJENDRA KHAITAN, 1ST FLOOR, 10A RAWDON STREET, 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 RAKESH JHUNJHUNWALA FLAT NO. 43, 6/1/3, Road: Queens Park, , P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, 2. Mrs ASHA JHUNJHUNWALA FLAT NO. 43, 6/1/3, Road: Queens Park, , P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, 3. Mr SHSHANK JHUNJHUNWALA FLAT NO. 43, 6/1/3, Road: Queens Park, , P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019 is admitted by him

Indetified by Mr HARIDAS SARDAR, , , Son of Late B SARDAR, VILLAGE AND POST SARBERIA, P.O: SARBERIA, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Private 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 2672, Amount: Rs.100.00/-, Date of Purchase: 04/03/2025, 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 1603-2025, Page from 103567 to 103585

being No 160304267 for the year 2025.

Seal of the District Sub-Registrar III, South 24 Parganas, South 24 Parganas

Dhar

Digitally signed by Debasish Dhar
Date: 2025.03.07 17:27:19 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 07/03/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.