

6924/2025

(IV) - 52/2025

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AL 256624

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

3002459976

25

Addl. District Sub-Registrar
Behala, South 24 Parganas

29 AUG 2025

REVOCATION OF GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL CONCERNED, SRI SAURAV KHANDELWAL, (PAN : BGXPK5911N, AADHAAR NO. 9720 1021 9718), son of Sri Prem Narayan Khandelwal, by faith-Hindu, by occupation-Business, Nationality-Indian, residing at 10/16A, Siddhinath Chatterjee Road, Post Office - Behala, Police Station - Parnasree, Kolkata, West Bengal -700034 (hereinafter referred to as the "**PRINCIPAL**") being the owner, has executed and registered a General Power of Attorney dated 22.09.2023 to acts, deeds and things mentioned therein in respect of **ALL THAT** piece and parcel of land measuring about 7 (seven) Cottahs 1 (one) Chittacks 8 (eight) square feet, be the same or a little

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director

29/8/25
7 P.M

14 MAY 2025

Sl. No. 1283 - 501
Name.....
Address.....
Vendor Sign: *A. D. S. R. Behala*

Binay Kumar Saha
Advocate
Alipore Judges' Court
Sherista No. D-11
(Opp. to District Record Room)
Kolkata-700 027

A. D. S. R. Behala
Licensed State Vendor
Alipore Judges Court
Kolkata-700027



A. D. S. R. Behala
29 AUG 2025
Dist.-South 24 Pgs.

Govt. of West Bengal
Alipore Judges Court
401-27



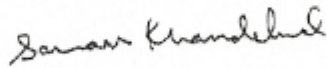



2025 AUG 29 PM 03:10

Handwritten signature

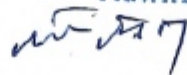
Major Information of the Deed

Deed No :	IV-1607-00052/2025	Date of Registration	29/08/2025
Query No / Year	1607-3002459976/2025	Office where deed is registered	
Query Date	28/08/2025 2:09:22 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	G JANA ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8240679455, Status : Advocate		
Transaction	Additional Transaction		
[4005] Power of Attorney, Cancellation of Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:17)	Rs. 200/- (Article:E)		
Remarks			

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Mr SAURAV KHANDELWAL Son of Mr P N KHANDELWAL Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office	 <small>29/08/2025</small>	 Captured <small>LTI 29/08/2025</small>	 <small>29/08/2025</small>
10/16A S C ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office				
2	Mr BAPI CHATTERJEE (Presentant) Son of Mr M CHATTERJEE Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office	 <small>29/08/2025</small>	 Captured <small>LTI 29/08/2025</small>	 <small>29/08/2025</small>




**S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED**



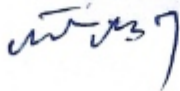
Director

309E HO CHI MINH SARANI, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India ,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOUTAM JANA Son of Mr M JANA ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	29/08/2025	29/08/2025	29/08/2025
Identifier Of Mr SAURAV KHANDELWAL, Mr BAPI CHATTERJEE			

**M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED**



Director

Endorsement For Deed Number : IV - 160700052 / 2025

On 29-08-2025

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 : 17 of Indian Stamp Act 1899.

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

Presented for registration at 14:00 hrs on 29-08-2025, at the Office of the A.D.S.R. BEHALA by Mr BAPI CHATTERJEE , one of the Executants.

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

Execution is admitted on 29/08/2025 by 1. Mr SAURAV KHANDELWAL, Son of Mr P N KHANDELWAL, 10/16A S C ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 2. Mr BAPI CHATTERJEE , Son of Mr M CHATTERJEE , 309E HO CHI MINH SARANI, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Business

Identified by Mr GOUTAM JANA , , Son of Mr M JANA , ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by , by Cash Rs 200.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 25/- and Stamp Duty paid by , by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 256624, Amount: Rs.50.00/-, Date of Purchase: 14/05/2025, Vendor name: S C Halder



Santanu Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1607-2025, Page from 929 to 939

being No 160700052 for the year 2025.



Digitally signed by Santanu Basak
Date: 2025.09.02 14:58:04 +05:30
Reason: Digital Signing of Deed.

(Santanu Basak) 02/09/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BEHALA

West Bengal.

M D JOKA METRO CITY DEVELOPER
PRIVATE, LIMITED

Director

more or less, whereupon tile shed structure measuring 400 square feet standing thereon, lying and situated in R.S. Dag Nos. 273, 274, 275 & 276 corresponding to L.R. Dag Nos. 325, 326, 327 & 328, under R.S. Khatian No.217 corresponding to L.R. Khatian No.9193 of Mouza : Hanspukuria, J.L. No.20, R.S. No.36, Touzi No.15, at and being KMC Premises No. 131/2B, Bakra Hat Road, Police Station : Thakurpukur, Kolkata : 700104 within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.144, under Assessee No. 71-144-02-0438-0, together with right to use common passage for egress and ingress on the Southern side of the Plot including all right and easements, facilities and amenities annexed thereto, in favour of **SRI BAPI CHATTERJEE**, son of Sri Madhusudan Chatterjee, residing at 309E, Ho-Chi-Minh-Sarani, "Sangitaa Residency", Block-"B", Post Office -Sarsuna, Police Station - Sarsuna, Kolkata-700061, (hereinafter referred to as the "**Attorney**"). The said General Power of Attorney was registered in the office of District Sub-Registrar - II at Alipore, South 24 Parganas and entered in Book No. I, Volume No.1602-2023, Pages from 461172 to 461186, Being No.160213975 for the year 2023 (hereinafter referred to as the "**General Power of Attorney**").

WHEREAS for personal reasons and due to delay on the part of the said Attorney, which is detrimental to the interest of me and as a result whereof, it has become very much necessary and/or expedient to revoke the said Power of Attorney on my part.

AND WHEREAS I do hereby revoke the said General Power of Attorney dated 22.09.2023, which was registered at the Office of the District Sub-Registrar - II at Alipore, South 24 Parganas and entered in Book No. I, Volume No.1602-2023, Pages from 461172 to 461186, Being No.160213975 for the year 2023, absolutely and completely in all respect and on the basis of the said General Power of Attorney, the said Attorney shall not do any acts, deeds and things on my behalf further.

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

[Handwritten Signature]

Director



A.D.S.R Behala.

29 AUG 2025

Dist.-South 24 Pgs.

Director

2ND FLOOR, METRO CITY DEVELOPER
PRIVATE LIMITED

IN WITNESS WHEREOF the PARTIES have put their respective signature this 20th day of August, 2025 (Two Thousand and Twenty Five).

SIGNED SEALED & DELIVERED by the PARTIES in the Presence of :-

WITNESSES :-

1. Sinter Chatterjee
309F Ho-Chi Minh Sarani
Kolkata - 700061

Saurav Khandelwal
Signature of the PRINCIPAL

2. Suvankar Broy
Koner Pusba Poru
Howrah - 711114

Bhattacharya
Signature of the ATTORNEY

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

[Signature]

Director

Drafted by and Prepared
in my office :-

Binay Kumar Seth

Binay Kumar Seth

Advocate

Enrolment No.F/32/13/2017 of
Bar Council of West Bengal,
Alipore Judges' Court, Kolkata : 27.



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME: SRI SAURAV KHANDELWAL

Signature: *Saurav Khandelwal*

Photo



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME: SRI BAPI CHATTERJEE

Signature: *B Chatterjee*



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 2992/58021/00834

To
Bapi Chatterjee
S/O Madhu Sudan Chatterjee,
309E,
HO-CHI-MINH SARANI,
VTC: Sarsuna,
PO: Sarsuna,
Sub District: Thakurpukur Mahesola,
District: South 24 Parganas,
State: West Bengal,
PIN Code: 700061,
Mobile: 9831809596

Signature Not Verified
Display signed QR code
authentication facility at this
ID
Date: 2018-07-13 16:34
01



आपका आधार क्रमांक / Your Aadhaar No. :

XXXX XXXX 5154
VID : 9126 8360 4084 9010

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Aadhaar no. issued: 28/09/2018



Bapi Chatterjee
Date of Birth/DOB: 02/11/1968
Male/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सर्वोपलब्ध प्रमाणिकरण, या क्यूआर कोड/
ऑनलाइन प्रमाणिकरण की सहायता से साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML)

XXXX XXXX 5154

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। जन्मतिथि आधार नंबर धारक द्वारा प्रस्तुत सूचना और विनिश्चित जन्मतिथि के प्रमाण के दस्तावेज पर आधारित है।
- इस आधार पत्र को यूआईडीएआई द्वारा नियुक्त प्रमाणिकरण एजेंसी के जरिए ऑनलाइन प्रमाणिकरण के द्वारा सत्यापित किया जाना चाहिए या ऐप स्टोर में उपलब्ध एमआधार या आधार क्यूआर कोड स्कैनर ऐप से क्यूआर कोड को स्कैन करके या www.uidai.gov.in पर उपलब्ध सुरक्षित क्यूआर कोड रीडर का उपयोग करके सत्यापित किया जाना चाहिए।
- आधार विशिष्ट और सुरक्षित है।
- पहचान और पते के समर्थन में दस्तावेजों को आधार के लिए सत्यापन की तारीख से प्रत्येक 10 वर्ष में कम से कम एक बार आधार में अपडेट करना चाहिए।
- आधार विभिन्न सरकारी और गैर-सरकारी फायदों/सेवाओं का लाभ लेने में सहायता करता है।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ लेने के लिए एमआधार ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स का उपयोग न करने के समय सुरक्षा सुनिश्चित करने के लिए आधार/बायोमेट्रिक्स लॉक/अनलॉक सुविधा का उपयोग करें।
- आधार की मांग करने वाले सहमति लेने के लिए बाध्य हैं।
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Details as on: 18/07/2018

Address:
S/O Madhu Sudan Chatterjee, 309E, HO-CHI-MINH
SARANI, Sarsuna, PO: Sarsuna, DIST: South 24
Parganas,
West Bengal - 700061



XXXX XXXX 5154
VID : 9126 8360 4084 9010

1947

help@uidai.gov.in

www.uidai.gov.in

B Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BAPI CHATTERJEE
MADHUSUDAN CHATTERJEE
02/11/1968

Permanent Account Number

ACHPC8691G

B Chatterjee

Signature



B Chatterjee



भारत सरकार



सीरव खंडेलवाल

Saurav Khandelwal

जन्म तिथि/ DOB: 24/02/1992

पुरुष / MALE

9720 1021 9718



मेरा आधार, मेरी पहचान



भारतीय पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता:

आत्मज: प्रेम नारायण खंडेलवाल,
10/16ए, सिद्धिनाथ चटर्जी रोड,
मंटो स्टॉप, बेहाला, बेहाला,
कोलकाता,
वेस्ट बंगाल - 700034

Address

S/O: Prem Narayan
Khandelwal, 10/16A,
Siddhinath Chatterjee Road,
Manton Stop, Behala, Behala,
Kolkata,
West Bengal - 700034



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAURAV KHANDELWAL

PREM NARAYAN KHANDELWAL

24/02/1991

Permanent Account Number

BGXPK5911N

*Saurav
Khandelwal*

Signature



07132009

इस कार्ड के खाने / पाने पर कृपया सूचित करें / लौटायें :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबरस,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	3002459976/2025	Office where deed will be registered
Query Date	28/08/2025 2:09:22 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	G JANA ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8240679455, Status : Advocate	
Transaction	Additional Transaction	
[4005] Power of Attorney, Cancellation of Power of Attorney		
Set Forth value	Market Value	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 25/- (Article:17)	Rs. 200/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr SAURAV KHANDELWAL Son of Mr P N KHANDELWAL 10/16A S C ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India ,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr BAPI CHATTERJEE Son of Mr M CHATTERJEE 309E HO CHI MINH SARANI, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India ,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director

AS- 1 of 2

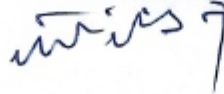
Identifier Details :

Name & address
Mr GOUTAM JANA Son of Mr M JANA ALIPORE, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr SAURAV KHANDELWAL, Mr BAPI CHATTERJEE

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 27-09-2025) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 27-09-2025)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
- 11.

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director