

6941/2025

I-6973/2025



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पश्चिम बंगाल

पश्चिम बंगाल WEST BENGAL

AU 352514

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.

8002470396/25

2 RM

Add. District Sub-Registrar
Bahala, South 24 Parganas

29 AUG 2025

DEVELOPMENT POWER OF ATTORNEY

THIS INDENTURE made this the 29th day of August 2025 (Two Thousand Twenty Five)

BETWEEN

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director

08 MAY 2025

Serial No..... 623
Name.....
Address.....

Value Rs..... 100/-
BIDYUT KR. SARKAR
Licence Stamp Vendor
Alipore Judges' Court 24 Pgs. (S)
Kolkata-700 027

Stamp Vendor

Signature



A.D.S.R Behala

29 AUG 2025

Dist.-South 24 Pgs.

From Narayan Khandelwal

SRI. PREM NARAYAN KHANDELWAL,
son of Sri Hari Vallabh Khandelwal,
of 10/16A, Siddhinath Chatterjee Road, Post
Office - Behala, Police Station - Parnasree,
Kolkata, West Bengal -700034

Major Information of the Deed

Deed No :	I-1607-06973/2025	Date of Registration	29/08/2025
Query No / Year	1607-8002470396/2025	Office where deed is registered	
Query Date	29/08/2025 3:51:05 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	D K DAS ALIPORE,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831877898, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 40,00,000/-	Rs. 1,53,16,834/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 600/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160706962/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakrahat Road, Road Zone : (Bachharpara Road -- Raghunathpur Road Premises Not Located on Road) , , Premises No: 131/2B, , Ward No: 144 Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	7 Katha 1 Chatak 8 Sq Ft	39,00,000/-	59,41,834/-	Width of Approach Road: 23 Ft., , Project Name :
Grand Total :				11.6715Dec	39,00,000 /-	59,41,834 /-	

Structure Details :



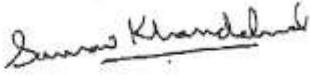
Sch No	Structures Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	12500 Sq Ft.	1,00,000/-	93,75,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 2500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 4, Area of floor : 2500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		12500 sq ft	1,00,000 /-	93,75,000 /-	

M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

(Signature)

Director




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SAURAV KHANDELWAL Son of PREM NARAYAN 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, SIDDHINATH CHATTERJEE 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 Date of Birth:XX-XX-1XX2 , PAN No.:: BGxxxxxx1N,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				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	SMD JOKA METRO CITY DEVELOPER PRIVATE LIMITED 57/24/1, KALAGACHIA MAIN ROAD., City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: ABxxxxxx1P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	MINTU MISTRY (Presentant) Son of SOUMEN MISTRY Date of Execution - 29/08/2025, , Admitted by: Self, Date of Admission: 29/08/2025, Place of Admission of Execution: Office	 <small>Aug 29 2025 4:43PM</small>	 Captured <small>LTI 29/08/2025</small>	 <small>29/08/2025</small>
82, HANSPUKUR, DAKSHIN PARA, KOLKATA (MC), City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: CKxxxxxx0F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SMD JOKA METRO CITY DEVELOPER PRIVATE LIMITED (as DIRECTOR AND AUTHORIZED SIGNATORY)				

S M D JOKA METRO CITY DEVELOPER PRIVATE LIMITED



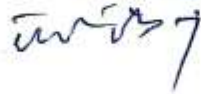
Director

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PREM NARAYAN KHANDLWAL Son of Mr H V KHANDLWAL 10/16A S C ROAD, City:-, P.O:- BEHALA, P S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700034		 Captured	
	29/08/2025	29/08/2025	29/08/2025
Identifier Of SAURAV KHANDLWAL, MINTU MISTRY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SAURAV KHANDLWAL	SMD JOKA METRO CITY DEVELOPER PRIVATE LIMITED-11.6715 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SAURAV KHANDLWAL	SMD JOKA METRO CITY DEVELOPER PRIVATE LIMITED-12500.00000000 Sq Ft

M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director

Endorsement For Deed Number : I - 160706973 / 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 : 48 (g) 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 MINTU MISTRY ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,53,16,834/-

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

Execution is admitted on 29/08/2025 by SAURAV KHANDELWAL, Son of PREM NARAYAN KHANDELWAL, 10/16A, SIDDHINATH CHATTERJEE ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business

Identified by Mr PREM NARAYAN KHANDELWAL, , , Son of Mr H V 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

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

Execution is admitted on 29-08-2025 by MINTU MISTRY, DIRECTOR AND AUTHORIZED SIGNATORY, SMD JOKA METRO CITY DEVELOPER PRIVATE LIMITED, 57/24/1, KALAGACHIA MAIN ROAD., City:- , P.O:- JOKA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified by Mr PREM NARAYAN KHANDELWAL, , , Son of Mr H V 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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 600.00/- (E = Rs 600.00/-) and Registration Fees paid by , by Cash Rs 600.00/-

Payment of Stamp Duty

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

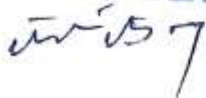
Description of Stamp

1. Stamp: Type: Impressed, Serial no 352514, Amount: Rs.100.00/-, Date of Purchase: 08/05/2025, Vendor name: Bidyut Kr Saha



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

**SMD JOKA METRO CITY DEVELOPER
PRIVATE LIMITED**



Director

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2025, Page from 181719 to 181742
being No 160706973 for the year 2025.



Digitally signed by Santanu Basak
Date: 2025.09.02 15:10:50 +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.

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director

SRI. SAURAV KHANDELWAL, (PAN: BGXPK5911N, AADHAAR NO. 972010219718), 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 called and referred to as the "**OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

M/S. S M D JOKA METRO CITY DEVELOPER PRIVATE LIMITED (PAN ABPCS5141P), a Private Limited Company, having its registered office at 57/24/1, Kalagachia Main Road, Post Office -Joka, Police Station - Thakurpukur, Kolkata-700104, represented by its Director and Authorised Signatory **SRI MINTU MISTRY (PAN CKEPM7580F) (AADHAAR NO. 9663 5103 3894)**, son of Sri Soumen Mistry, by faith - Hindu, by occupation - Business, residing at 82, Joka Mondal Para, Hanspukur, P.O. - Joka, P.S. - Thakurpukur, Kolkata - 700 104, hereinafter called and referred to as the "**PROMOTER/DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor in office, legal representatives and assigns) of the **OTHER PART**.

Copy All by Nationality - Indian

WHEREAS one Sambhu Charan Bhattacharjee was the Owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sali land measuring 38 decimals, be the same or a little more or less, lying and situated in R.S. Dag No. 273; **ALL THAT** piece and parcel of Sali land measuring 31 decimals be the same or a little more or less, lying and situated in R.S. Dag No. 274; **ALL THAT** piece and parcel of Sali land measuring 20 decimals, be the same or a little more or less, lying and situated in R.S. Dag No. 275; and **ALL THAT** piece and parcel of Sali land measuring 42 decimals, be the same or a little more or less, lying and situated in R.S. Dag No. 276; altogether land measuring 131 decimals, all under R.S. Khatian No. 217 of Mouza - Hanspukuria, J.L. No. 20, R.S. No. 36, Pargana - Magura, Police Station : Behala now Thakurpukur, within the territorial limits of Joka II Anchal Panchayet, District: 24-Parganas, together with all right and easements, facilities and amenities annexed thereto and other landed property.

AND WHEREAS by virtue of a registered Deed of Sale in the year 1959, the said Sambhu Charan Bhattacharjee duly sold, transferred and conveyed demarcated 65.5 decimals (actual physical measurement 1 Bigha 17 Cottah 7 Chittack) from the Northern Part, being the 50% Share out of **ALL THAT** piece and

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

[Handwritten signature]

Director



A.D.S.R Behala

29 AUG 2025

Dist.-South 24 Pgs.

parcel of Sali land measuring 38 decimals, be the same or a little more or less, lying and situated in R.S. Dag No. 273; **ALL THAT** piece and parcel of Sali land measuring 31 decimals be the same or a little more or less, lying and situated in R.S. Dag No. 274; **ALL THAT** piece and parcel of Sali land measuring 20 decimals, be the same or a little more or less, lying and situated in R.S. Dag No. 275; and **ALL THAT** piece and parcel of Sali land measuring 42 decimals, be the same or a little more or less, lying and situated in R.S. Dag No. 276; all under R.S. Khatian No. 217 of Mouza - Hanspukuria, J.L. No. 20, R.S. No. 36, Pargana - Magura, Police Station : Behala now Thakurpukur, within the territorial limits of Joka II Anchal Panchayet, District: 24-Parganas, together with all right and easements, facilities and amenities annexed thereto, unto and in favour of one Narendra Kumar Seal, son Late Chaitanya Charan Seal. The said Deed of Conveyance was registered at the Office of District Sub-Registrar at Behala and entered in Book No. I, Volume No. 19, Pages from 269 to 273, Being No. 1300 for the year 1959.

AND WHEREAS after purchasing of the aforesaid property, the said Narendra Kumar Seal was seized and possessed of the same as owner and enjoying the same without interruption from anybody else by paying Khajna and taxes to the appropriate authority.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 14.12.1979, the said Narendra Kumar Seal through his Constituted Attorney namely Nirmal Kumar Seal sold, transferred and conveyed **ALL THAT** piece and parcel of divided and demarcated Sali land measuring 65.5 decimals (actual physical measurement 1 Bigha 17 Cottah 7 Chittack) lying and situated in R.S. Dag Nos. 273, 274, 275 and 276, under R.S. Khatian No. 217 of Mouza - Hanspukuria, J.L. No. 20, R.S. No. 36, Pargana - Magura, Police Station : Behala now Thakurpukur, within the limits of Joka II Anchal Panchayet, District: 24-Parganas, together with all right and easement, facilities and amenities annexed thereto unto and in favour of Smt. Jaya Mitra, wife of Sri Atindra Krishna Mitra. The said Deed of Conveyance was registered at the Office of District Sub-Registrar at Alipore and entered in Book No. I, Volume No. 79, Pages from 209 to 215, Being No. 5592 for the year 1979.

AND WHEREAS after purchasing of the aforesaid property, the said Smt. Jaya Mitra was seized and possessed of the same as owner and enjoying the same paying Khajna and outgoings to the appropriate authority.

AND WHEREAS the said Jaya Mitra made a passage of 18 feet wide and 252 feet long on the Southern side of the aforesaid property comprised in R.S. Dag No.273 and 274 leading from the main road to the front portion of various plots containing land measuring 6 Cottahs 5 Chittacks and executed an Agreement dated 04.05.1995 with Darshan Lal Anand Prakash and Sons Memorial Trust thereby agreed to use the said passage by both the parties and their heirs, successors, representatives and assigns.

M D JOKA METRO CITY DEVELOPMENT
PRIVATE LIMITED

Director

AND WHEREAS by virtue of registered Deed of Sale dated 14.12.1995 the said Smt. Jaya Mitra sold, transferred and conveyed undivided 50 % share of **ALL THAT** piece and parcel of land measuring 06 Cottahs 05 Chhittacks, be the same a little more or less out of land measuring 01 Bigha, 17 Cottahs 07 Chhittacks, lying and situated in R.S. Dag Nos. 273, 274, 275 and 276, under R.S. Khatian No. 217 of Mouza - Hanspukur, J.L. No. 20, R.S. No. 36, Pargana - Magura, Police Station : Behala now Thakurpukur, within the territorial limits of Joka II Anchal Panchayet, District: 24-Parganas, for use as a common passage unto and in favour of Darshan Lal Anand Prakash and Sons Memorial Trust, of 11, R.N. Mukherjee Road, Kolkata-700001. The said Deed of Conveyance was registered at the Office of Additional District sub-Registrar at Behala and entered in Book No. I, Volume No. 81, Pages from 109 to 118, Being No. 4609 for the year 1995.

AND WHEREAS after selling out the aforesaid property including common passage, the said Smt. Jaya Mitra retained and possessed **ALL THAT** piece and parcel of land measuring 01 Bigha, 11 Cottahs, 02 Chhittacks including common passage.

AND WHEREAS by virtue of registered Deed of Sale dated 15.11.2002 the said Smt. Jaya Mitra as Vendor sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring measuring 01 Bigha, 11 Cottahs 02 Chhittacks, lying and situated in R.S. Dag Nos. 273, 274, 275 and 276, under R.S. Khatian No.217 corresponding to L.R. Khatian No.339 of Mouza - Hanspukuria, J.L. No. 20, R.S. No. 36, Pargana - Magura, Police Station : Behala now Thakurpukur, within the territorial limits of Joka II Anchal Panchayet, District: 24-Parganas, together with undivided 50% share of common passage attached to said plot of land containing land measuring 6 Cottahs 5 Chhittacks for egress and ingress unto and in favour of Sri Prem Narayan Khandelwal. The said Deed of Conveyance was registered at the Office of District Sub-Registrar - II at Alipore and entered in Book No. I, Volume No. 136, Pages from 187 to 198, Being No. 07271 for the year 2006.

AND WHEREAS after such purchase, while in enjoyment of the aforesaid property as owner thereof, subsequently it was detected by said Sri Prem Narayan Khandelwal that due to inadvertence and typographical mistake "R.S. DAG Nos.273 & 274, UNDER L.R. KHATIAN No.339" was wrongly been written as "R.S. DAG Nos.273, 274, 275 & 276, UNDER R.S. KHATIAN No.217" in the said Deed dated 15th November 2022, which was duly rectified by virtue of a registered Deed of Declaration dated 20th November, 2017 registered in the Office of the District Sub-Registrar - II at Alipore and recorded in Book No.I, Volume No.1602-2017, Pages 313393 to 313411, Being No.160210479 for the year 2017.

AND WHEREAS after physical measurement, it appears that the due to widening the adjacent road, the land area comes to 28 (Twenty-Eight) Cottahs 4 (Four) Chhittacks 37 (Thirty-Seven) squarefeet more or less together with structure standing thereon

AND WHEREAS the said Sri Prem Narayan Khandelwal thus became the sole and absolute Owner in respect of **ALL THAT** piece

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

[Handwritten Signature]

Director

and parcel of land measuring about 28 (Twenty-Eight) Cottahs 4 (Four) Chittacks 37 (Thirty-Seven) square feet more or less together with undivided half share of the common passage measuring 6 (Six) Cottahs 5 (Five) Chittaks more or less situate and lying at Mouza : Hanspukuria, J.L. No.20, R.S. No.36, Touzi No.15, under R.S. Khatian No.217, appertaining to Dag Nos.273, 274, 275 & 276 and duly mutated his name with the office of the Kolkata Municipal Corporation (South Suburban Unit) and after such mutation, the same is known and numbered as Premises No.131/2, Bakhra Hat Road, Police Station : Thakurpukur, Kolkata : 700104, under Ward No.144, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South) and paying taxes thereto.

AND WHEREAS while being seized and possessed the aforesaid property the said Sri Prem Narayan Khandelwal duly gifted **ALL THAT** piece and parcel of land measuring about 7Cottahs 1 Chittacks 8 sq. ft. more or less along with 400 sq. ft. tiled shed structure in favour of his son Sri Saurav Khandelwal, by virtue of a Deed of Gift on 20th January, 2021 being registered in the office of A.D.S.R. Behala and which is recorded in Book No. I, Volume No. 1607-2021, pages 39418 to 39448 being no. 160700687 for the year 2021.

AND WHEREAS after obtaining the said property the said Sri Saurav Khandelwal (duly mutated his name in the records of Kolkata municipal Corporation and after such mutation, the said property is known and numbered as Premises No.131/2B, Bakhra Hat Road, Police Station : Thakurpukur, Kolkata : 700104, vide Assessee No. 711440204380 under Ward No.144, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South) and is in absolute possession and well and sufficiently entitled of the same by paying taxes thereto.

AND WHEREAS while in peaceful enjoyment of the said property the Owner is desirous to develop his property by a competent developer.

AND WHEREAS after being fully satisfied regarding the aforesaid representations made by the Owner, one said S.P. Enterprise represented by its sole proprietor - Srikanta Das approached the Owner and discussed the viability of developing a multi storied building at the aforesaid property and on the terms and conditions on which the development of the said property can be undertaken and after such discussion the said S.P. Enterprise had agreed to develop the said property in accordance with the Building Plan to be sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS the said S.P. Enterprise had inspected all the papers and documents relating to the title of the Owner For carrying out such development has entered into Deed of Development Agreement togetherwith Development Power of Attorney were executed by the Owner on 25.02.2021 registered in the office of A.D.S.R. Behala and which is recorded in Book No. I, Volume No. 1607-2021, pages 118406 to 118465 being no. 160702941 for the year 2021.

M.D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director

AND WHEREAS after execution of the aforesaid Deed of Development Agreement togetherwith Development Power of Attorney the sole proprietor of the said S.P. Enterprise, namely, Srikanta Das died intestate on 22.11.2021 leaving behind him surviving his widow Smt Jhuma Das and his son one Sayandeb Das as his only legal heirs. The said Smt. Jhuma Das obtained trade license in the name of the firm as its sole proprietress after obtaining no objection and consent from her son the said Sayandeb Das, who has duly relinquished all his right, interest and claim in respect of the said firm in favour of his mother Smt. Jhuma Das.

AND WHEREAS to legalize the aforesaid indentures executed by and between the Owners and the said deceased proprietor of S.P. Enterprise, the Owner herein has executed General Power of Attorney on 10.03.2022 in favour of the said firm being represented by its Proprietress Smt Jhuma Das being registered in the office of A.D.S.R. Behala and which is recorded in Book No. I, Volume No. 1607-2022, pages 133761 to 133790 being no. 160703613 for the year 2022.

AND WHEREAS subsequently, due to personal inconvenience the said S.P. Enterprise was unable to develop the project containing the multi storied building at the aforesaid property more fully and more particularly described in the First Schedule hereunder written and was in search of a Developer having financial capacity and knowledge to conduct the Development work in the said property and after due exploration has nominated and/or desirous to handover the said development work to a very suitable Developer who having vast knowledge and experience in the said trade or field viz. **SANGITAA CONSTRUCTION**, a Proprietorship firm, having its registered office at 309F, Ho-Chi-Minh-Sarani, "Sangitaa Residency", 1st Floor, Post Office -Sarsuna, Police Station - Sarsuna, Kolkata-700061, represented by its sole Proprietor- **SRI BAPI CHATTERJEE, (PAN: ACHPC8691G, AADHAAR NO.4623 0733 5154)**, son of Sri Madhusudan Chatterjee, by faith-Hindu, by occupation-Business, Nationality-Indian, residing at 309E, Ho-Chi-Minh-Sarani, "Sangitaa Residency", Block-"B", Post Office - Sarsuna, Police Station - Sarsuna, Kolkata-700061 and accordingly to materialize the same the owner/s, SANGITAA CONSTRUCTION and S.P. Enterprise have entered into a Memorandum Of Understanding on 17.02.2023.

AND WHEREAS owing to the aforesaid reason the aforesaid Deed of Development Agreement togetherwith Development Power of Attorney was cancelled by virtue of an indenture, which was registered in the office of A.D.S.R. Behala and recorded in Book No. I vide Deed No. 7495 for the year 2023 and at the same time the General Power of Attorney as stated above has revoked by virtue of an indenture being registered in the office of A.D.S.R. Behala and which was recorded in Book No. IV vide Deed No. 33 for the year 2023.

AND WHEREAS in the mean time said Sri Saurav Khandelwal while thus seized and possessed of the same as owner got his

S M D JOKA METRO CITY DEVELOPMENT
PRIVATE LIMITED

[Handwritten signature]

Director

name mutated in respect of the aforesaid property in the records of the B.L. & L.R.O., Government of West Bengal under L.R. Khatian No.9193, in L.R. Dag Nos.325, 326, 327 & 328.

AND WHEREAS the said Owner, was then desirous of developing the said premises by constructing thereupon a new multi storied building in accordance with the building plan to be approved and sanctioned by the Kolkata Municipal Corporation through the said suitable Promoter/Developer **SANGITAA CONSTRUCTION**, who can undertake the responsibility of construction of such building at the said premises by its own funds, arrangements and expenses.

AND WHEREAS thus upon negotiations between the two parties at the intervention of through S.P. Enterprise(who has been paid a sum of Rs 6,25,000/- by the said **SANGITAA CONSTRUCTION**, towards negotiation fees)as per Memorandum Of Understanding dated 17.02.2023 ; the Owner herein, being party of the first part, have agreed to allow **SANGITAA CONSTRUCTION**, being the party of the other part, to develop the said premises, being K.M.C Premises No. 131/2A, Bakhrahat Road Police Station: Thakurpukur, Kolkata-700104, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.144, as a real estate project.

AND WHEREAS thus Sri Saurav Khandelwal, the Owner of the One Part and Sangitaa Construction, represented by its sole proprietor Sri Bapi Chatterjee the Promoter/Developer of the Other part executed an Agreement for Development of a Real Estate Project dated 14.06.2023 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 more or less, lying and situated in R.S. Dag Nos. 273, 274, 275 & 276 corresponding to L.R. Dag No., 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. 711440204380, District : 24 Parganas (South), together with all right of easements, common facilities and amenities annexed thereto, the terms and conditions mentioned therein. The said Development Agreement was registered at the office of Additional District Sub-Registrar, Behala and entered in Book No.1, Volume No.1607-2023, Page Nos.224242 to 224288, Being No.07499 for the year 2023 (hereinafter referred to as the "**Development Agreement**").

AND WHEREAS in terms of the Development Agreement, Sri Saurav Khandelwal, the Owner of the One Part executed Development Power of Attorney dated 22.06.2023 in favour Sangitaa Construction, represented by its sole proprietor Sri Bapi Chatterjee the Promoter/Developer of the Other part 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 more or less, lying and situated in R.S. Dag Nos. 273, 274,

M D JOKA METRO CITY DEVELOPMENT
PRIVATE LIMITED

[Handwritten signature]

Director

275 & 276 corresponding to L.R. Dag No., 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. 711440204380, District : 24 Parganas (South), together with all right of easements, common facilities and amenities annexed thereto, the acts, deeds and things mentioned therein. The said Development Power of Attorney was registered at the office of Additional District Sub-Registrar, Behala and entered in Book No.I, Volume No.1607-2023, Page Nos.224547 to 224571, Being No.07768 for the year 2023 (hereinafter referred to as the "**Development Power of Attorney**") The Owner also executed a General Power of Attorney dated 22.09.2023 in favour of the Bapi Chatterjee, proprietor of Sangitaa Construction in respect of the aforesaid property. The said General Power of Attorney was registered at 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.

AND WHEREAS the said **SANGITAA CONSTRUCTION**, in the name of the Owner got a plan sanctioned from the Kolkata Municipal Corporation, being Building Permit No. 2023160377 dated 19.11.2023 for construction of a G + IV storied building (hereinafter referred to as the "**Sanction Plan**") after demolishing the existence structure upon the aforesaid property.

AND WHEREAS subsequently the said **SANGITAA CONSTRUCTION**, and the owner herein duly registered a Supplementary Development Agreement being registered in the office of A.D.S.R. Behala and which is recorded in Book No. I, Volume No. 1607-2024 Pages 2837 to 2863 being No. 160700097 for the year 2024 .

AND WHEREAS on the basis of the sanction and in terms of the Development Agreement, **SANGITAA CONSTRUCTION** started construction of the building and almost completed super structure upon the aforesaid property.

AND WHEREAS due to prolong illness, the proprietor of **SANGITAA CONSTRUCTION**, was unable to make further construction upon the aforesaid property. Sangitaa Construction was in search of a Developer having financial capacity and knowledge to conduct the Development work upon the aforesaid property.

AND WHEREAS on the basis of negotiation, amongst the Owner and Sangitaa Construction, Sangitaa Construction after due exploration has nominated and/or desirous to handover the said development work to a very suitable Developer who having vast knowledge and experience in the said trade or field viz. **M/S. S M D JOKA METRO CITY DEVELOPER PRIVATE LIMITED**, a Private Limited Company, having its registered office at 57/24/1,

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

[Handwritten signature]

Director

Kalagachia Main Road, Post Office -Joka, Police Station - Thakurpukur, Kolkata-700104, represented by its Directors- (1) **SMT. SUPRIYA MISTRY**, wife of Sri Mintu Mistry, by faith - Hindu, by occupation - Business, residing at 82, Hanspukur Dakshin Para, P.O. - Joka P.S. - Thakurpukur, Kolkata -700 104 and (2) **SRI MINTU MISTRY**, son of Sri Soumen Mistry, by faith - Hindu, by occupation - Business, residing at 82, Joka Mondal Para, Hanspukur, P.O. - Joka, P.S. - Thakurpukur, Kolkata - 700 104.

AND WHEREAS in the premise as aforesaid, on or before execution of this Development Agreement, the owner and Sangitaa Construction executed Cancellation of Development Agreement dated 14.06.2023, Being No.07499 for the year 2023. The said Cancellation of Development Agreement was registered at the office Additional District Sub-Registrar, Behala and entered in Book No.I, Being No. 6960 for the year 2025 and consequently Revocation of Development Power of Attorney was executed and registered thereby revoking the said Development Power of Attorney dated 22.06.2023. The said Revocation of Power of Attorney was registered at the office Additional District Sub-Registrar, Behala and entered in Book No.IV Being No. 51 for the year 2025.


AND WHEREAS subsequently, the owner and the developer also executed a Revocation of General Power of Attorney which was registered at the office of Additional District Sub-Registrar, Behala and entered in Book No.IV Being No. 52 for the year 2025 and a Cancellation of Supplementary Development Agreement which was registered at the office of Additional District Sub-Registrar, Behala and entered in Book No.I, Being No. 6959 for the year 2025.

AND WHEREAS the present owner own and possessed of and/or otherwise well and sufficiently entitled to **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 more or less, whereupon an incomplete building standing thereon, lying and situated in R.S. Dag Nos. 273, 274, 275 & 276 corresponding to L.R. Dag No., 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. 711440204380, District : 24 Parganas (South), together with all right of easements, common facilities and amenities annexed thereto, which has been specifically described in **FIRST SCHEDULE** hereunder and hereinafter referred to as the "**said Property**".

AND WHEREAS being relied upon the aforesaid representation made by the Developer, the Owner has discussed the terms and conditions with the Developer for construction of a multistoried building as per plan sanctioned by the Kolkata Municipal Corporation and decided to enter into an Agreement, on the terms and conditions morefully and more particularly laid down in the

M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director

"Development Agreement" which is registered in the office of A.D.S.R. Behala and recorded in Book No. I, Being No. 6962 for the year 2025. 

AND WHEREAS I the said Sri Saurav Khandelwal, the Owner/Executant herein do hereby nominate, constitute and appoint the Developer herein as my **ATTORNEY** to do the following acts, deeds and things in respect of the property morefully described in the First Schedule :

1. To look after, manage, control, supervise, develop the aforesaid property which is particularly mentioned and written in the "First Schedule" herein below written where the proposed multi storied building to be constructed and hereafter referred to as the said property on my behalf.
2. To sign and execute all agreement/s and/or documents and all other necessary paper and documents concerning the said property for and on my behalf.
3. To represent me before all the office/offices concerned including the B.L.&L.R.O., Kolkata Municipal Corporation etc. and to sign all papers including mutation, building plan, sewerage, completion certificate etc. and all documents and all relevant papers and to appear in all hearing before the authorities for such mutation, dealing objections and /or appeals on my behalf against the excess valuation assessed by the authority concerned and also to prefer before the appropriate authorities and represent me at the time of hearing of such objections or appeal on my behalf.
4. To apply for and obtain all necessary sanction, clearances and approval from all competent authorities for doing al allied jobs in respect of the said property on my behalf.
5. To appear for and represent me before any competent authority, Tribunal, Arbitrator or Revenue, Administer, Civil and Criminal Jurisdiction relating to any matters, concerning the said property as mentioned and written to the "First Schedule" hereinabove on my behalf.
6. To institute any case or defend any suit, proceedings, appeals, revision, injunction, proceedings, inquiry, claims etc. relating to the said property on my behalf.
7. To appoint and/or engage and legal practitioner, solicitor, auditor, Valuer, assessor, arbitrator and/or any legal practitioner or any Advocate or other person or persons and to sign, execute and deliver all Vakalatnama, Ekranamas, Petitions, etc. for the aforesaid purposes relating to the said property on my behalf.
8. To sign, execute, submit or deliver all written objection, memorandum or appeals, applications, revisions, injunction,

M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED


petition, complaints and all other appeals and papers documents and exhibit for the aforesaid purposes.

9. To visit and represent me before all the West Bengal Government Office or Offices and/or Central Government Office or Offices for smooth management of my said property as written in the First Schedule herein above on my behalf.

10. To pay all rates, taxes, revenue, charges, expenses, outgoings payable for and on the account of the said property or any part thereof and to receive any of such advance money/ booking money and loan by way of mortgage or otherwise from any financial organization for and on account of the only Developer's share of the portion of the said property as mentioned and written in the "Second Schedule" herein below.

11. To apply for and obtain for all amenities and facilities such as telephone, water, electricity, building sanction plan, mutation, conversion and other utilities in the said property thereof from relevant competent authorities.

12. To sign and execute all such deed/s, instrument/s and assurance/s which will be necessary to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the Developer's allocation of the said property or part of it on my behalf morefully described and identified herein below.

13. To sign and execute any Deed/s or Deed of Sale/ Agreement for Sale, Deed of Conveyance, Deed of Gift and necessary documents in respect of the Developer's allocation excluding the Owner's allocation which is morefully described and identified herein in "Second Schedule" herein below when to be executed by my said Attorney and to admit, execute and register thereof before the concerned registering authorities like as such A.D.S.R. Behala or any other like such registering Office or Offices concerned in my name and on my behalf. To sign and execute any indenture/s relating to the said property identified herein in "First Schedule" herein below as required by my said Attorney from time to time.

Be it expressly stated that by virtue of this Power of Attorney the said Attorney hereby obtain or shall have power for development work on the property morefully described in the First Schedule herein above and can derive all sorts of profit therefrom in respect of the Developer's allocation morefully described and identified herein below.

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by my said Attorney in his absolute discretion which they may deem fit and proper and think necessary to do so on and performs for the aforesaid purposes.

AND I do hereby agree and undertake to ratify and confirm all such acts, deeds, things and matters which my said Attorney may lawfully do, execute and cause to be performed by virtue of this Power of Attorney.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about 7Cottahs 1 Chittacks 8 sq. ft. more or less along with G+ IV storied incomplete ^{each floor measuring about 2500 sq ft} standing thereon/situate and lying at Mouza : Hanspukuria, J.L. No.20, R.S. No.36, Touzi No.15, under R.S. Khatian No.217, L.R. Khatian -9193, appertaining to R.S. Dag Nos.273, 274, 275 & 276 L.R. Dag No., 325, 326, 327 & 328 and within the limits of the Kolkata Municipal Corporation (South Suburban Unit) at Premises No. 131/2B, Bakhra Hat Road, [**Road Zone : (Bachhapara Road -- Raghunathpur Road Premises Not Located On Road)**], Police Station : Thakurpukur, Kolkata : 700104, under Ward No.144, Assessee No. 711440204380, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), 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, which is butted and bounded as follows :-

ON THE NORTH :- By Land of Chanda Mohan;

ON THE SOUTH :- By 23' feet wide Common passage;

ON THE EAST :- By Premises No.131/2A, Bakhra Hat Road;

ON THE WEST :- Tulika Ice Cream Pvt. Ltd.;

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNER'S ALLOCATION)

- 1.1. In lieu of the land of the said premises, the Owner is entitled to get the following constructed area as per sanction of the Building plan in the manner as under :-
- i) **ALL THAT** Two Car Parking Spaces, being Car Parking Space Nos.1 & 2 from the South Western side on the ground floor of the proposed building;
 - ii) **ALL THAT** one self contained flat, being Flat Nos.2A on **Second floor** measuring **597** square feet, built up area on the North-Western side of the Second floor of the proposed building;
 - iii) **ALL THAT** one self contained flat, being Flat Nos.2B on **Second floor** measuring **596** square feet, built up area on the North-Eastern side of the Second floor of the proposed building;
 - iv) **ALL THAT** one self contained flat, being Flat Nos.2D on **Second floor** measuring **664** square feet, built up area on the South-Eastern side of the Second floor of the proposed building;
 - v) **ALL THAT** one self contained flat, being Flat Nos.4A on **Fourth floor** measuring **597** square feet, built up area on the North-Western side of the Fourth floor of the proposed building;
 - vi) **ALL THAT** one self contained flat, being Flat Nos.4B on **Fourth floor** measuring **596** square feet, built up area on the North-Eastern side of the Fourth floor of the proposed building;
 - vii) **ALL THAT** one self contained flat, being Flat Nos.4C on **Fourth floor** measuring **643** square feet, built up area on the South-Eastern side of the Fourth floor of the proposed building;
 - viii) **ALL THAT** one self contained flat, being Flat Nos.4D on **Fourth floor** measuring **664** square feet, built up area on the South-Western side of the Fourth floor of the proposed building;

Apart from the constructed area as aforesaid, Rs 23,75,000/- (Rupees Twenty Three Lakhs Seventy Five Thousand) only would be refundable by the owner to the Developer interest free (within 6 months from the date of handing over possession of the Owner's Allocation by the Developer) or the said amount will be adjusted from the sale of Flat no. 2D out of the Owner's allocation strictly as per terms and time specified in the **Clause no 5.2** of this indenture, which the Developer is entitled and which the Owner herein confirms.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

In lieu of making construction upon of the building In lieu of making construction upon of the building upon the said premises

M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director

M D Joka

the Developer is entitled to get the following constructed area as per sanction of the Building plan in the manner as under :-

- i) **ALL THAT** Two Car Parking Spaces, being Car Parking Space Nos.3 & 4 from the South Eastern side and Two Wheeler parking from the back portion on the ground floor of the proposed building;
- ii) **ALL THAT** one self contained flat, being Flat Nos.1A on **First floor** measuring **597** square feet, built up area on the North-Western side of the First floor of the proposed building;
- iii) **ALL THAT** one self contained flat, being Flat Nos.1B on **First floor** measuring **596** square feet, built up area on the North-Eastern side of the First floor of the proposed building;
- iv) **ALL THAT** one self contained flat, being Flat Nos.1C on **First floor** measuring **643** square feet, built up area on the South-Eastern side of the First floor of the proposed building;
- v) **ALL THAT** one self contained flat, being Flat Nos.1D on **First floor** measuring **664** square feet, built up area on the South-Western side of the First floor of the proposed building;
- vi) **ALL THAT** one self contained flat, being Flat Nos.2C on **Second floor** measuring **643** square feet, built up area on the South-Western side of the Second floor of the proposed building;
- vii) **ALL THAT** one self contained flat, being Flat Nos.3A on **Third floor** measuring **597** square feet, built up area on the North-Western side of the Third floor of the proposed building;
- viii) **ALL THAT** one self contained flat, being Flat Nos.3B on **Third floor** measuring **596** square feet, built up area on the North-Eastern side of the Third floor of the proposed building;
- ix) **ALL THAT** one self contained flat, being Flat Nos.3C on **Third floor** measuring **643** square feet, built up area on the South-Eastern side of the Third floor of the proposed building;
- x) **ALL THAT** one self contained flat, being Flat Nos.3D on **Third floor** measuring **664** square feet, built up area on the South-Western side of the Fourth floor of the proposed building;
- xi) **ALL THAT** one self contained flat, being Flat in **Ground floor** No **GA** measuring **592** square feet, built up area on the North West side of the Ground floor of the proposed building;

Apart from the constructed area as aforesaid, Rs 23,75,000/- (Rupees Twenty Three Lakhs Seventy Five Thousand) only would be refundable by the owner to the Developer interest free (within 6 months from the date of handing over possession of the Owner's Allocation by the Developer) or the said amount will be adjusted from the sale of Flat no. 2D out of the Owner's allocation strictly as per terms and time specified in the **Clause no 5.2** of this indenture, which the Developer is entitled and which the Owner herein confirms.

M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director

IN WITNESS WHEREOF the **PARTIES** hereto set and subscribed their respective hands and seals in this on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the **PARTIES** within named at Kolkata in the presence of:

1. Shekharis mandal
Sufabaha
Moudivsatar
2. Priya Das
Kolkata - 700104

Sawan Khandehwal

**SIGNATURE OF THE FIRST PARTY/
EXECUTANT/OWNER**

M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

[Signature]

Director

**SIGNATURE OF THE SECOND PARTY/
CONSTITUTED ATTORNEY/DEVELOPER**

Drafted by :

Dipak Kumar Das

Dipak Kumar Das
Advocate
Alipore Judges' Court,
Kolkata - 700 027

Computer Print by:

Lejitt Day
Sarsuna, Kol-61

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

[Signature]

Director

Thumb 1st finger middle finger ring finger small finger

left hand

PHOTO

right hand

Name

Signature

Thumb

1st finger middle finger ring finger small finger



left hand

right hand



Name

Signature *Saurav Khondelwal*

Thumb

1st finger middle finger ring finger small finger



left hand

right hand



Name

Signature *insisj*

Thumb

1st finger middle finger ring finger small finger

left hand

right hand

PHOTO

M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

insisj

Director

Name

Signature



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	8002470396/2025	Office where deed will be registered
Query Date	29/08/2025 3:51:05 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	D K DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831877898, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 40,00,000/-	Rs. 1,53,16,834/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 600/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160706962/2025	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakrahat Road, Road Zone : (Bachharpara Road -- Raghunathpur Road Premises Not Located on Road) , , Premises No: 131/2B, , Ward No: 144 Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	7 Katha 1 Chatak 8 Sq Ft	39,00,000/-	59,41,834/-	Width of Approach Road: 23 Ft. , , Project Name :
Grand Total :				11.6715Dec	39,00,000 /-	59,41,834 /-	

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	12500 Sq Ft.	1,00,000/-	93,75,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 4, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		12500 sq ft	1,00,000 /-	93,75,000 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	SAURAV KHANDELWAL Son of PREM NARAYAN KHANDELWAL 10/16A, SIDDHINATH CHATTERJEE 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 Date of Birth: XX-XX-1XX2 , PAN No.:: BGxxxxxx1N, 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

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	SMD JOKA METRO CITY DEVELOPER PRIVATE LIMITED 57/24/1, KALAGACHIA MAIN ROAD., City:- , P.O:- JOKA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 PAN No.:: ABxxxxxx1P, Aadhaar No Not Provided, Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	MINTU MISTRY Son of SOUMEN MISTRY 82, HANSPUKUR, DAKSHIN PARA, KOLKATA (MC), City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX8 , PAN No.:: CKxxxxxx0F, Aadhaar No Not Provided by UIDAI	SMD JOKA METRO CITY DEVELOPER PRIVATE LIMITED (as DIRECTOR AND AUTHORIZED SIGNATORY)

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	12500 Sq Ft.	1,00,000/-	93,75,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 4, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		12500 sq ft	1,00,000 /-	93,75,000 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	SAURAV KHANDELWAL Son of PREM NARAYAN KHANDELWAL 10/16A, SIDDHINATH CHATTERJEE 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 Date of Birth: XX-XX-1XX2 , PAN No.: BGxxxxxx1N, 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

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	SMD JOKA METRO CITY DEVELOPER PRIVATE LIMITED 57/24/1, KALAGACHIA MAIN ROAD., City:- , P.O:- JOKA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.: ABxxxxxx1P, Aadhaar No Not Provided, Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	MINTU MISTRY Son of SOUMEN MISTRY 82, HANSPUKUR, DAKSHIN PARA, KOLKATA (MC), City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX8 , PAN No.: CKxxxxxx0F, Aadhaar No Not Provided by UIDAI	SMD JOKA METRO CITY DEVELOPER PRIVATE LIMITED (as DIRECTOR AND AUTHORIZED SIGNATORY)

Identifier Details :

Name & address
Mr PREM NARAYAN KHANDELWAL Son of Mr H V 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, , Identifier Of SAURAV KHANDELWAL, MINTU MISTRY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SAURAV KHANDELWAL	SMD JOKA METRO CITY DEVELOPER PRIVATE LIMITED-11.6715 Dec

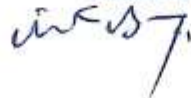
Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SAURAV KHANDELWAL	SMD JOKA METRO CITY DEVELOPER PRIVATE LIMITED-12500.00000000 Sq Ft

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 28-09-2025) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 28-09-2025)
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.

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director

AS- 3 of 3



भारत सरकार



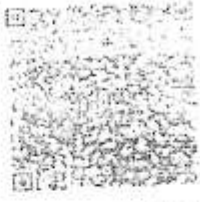
सौरव खंडेलवाल

Saurav Khandelwal

जन्म तिथि/ DOB: 24/02/1992

पुरुष / MALE

9720 1021 9718



मेरा आधार, मेरी पहचान



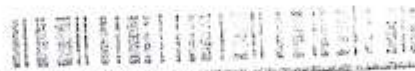
भारत सरकार
GOVERNMENT OF INDIA

Address

पता:

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

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



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1800 300 1947

helpline@uidai.gov.in

www.uidai.gov.in

एआर आर सी
Sugarcamp

आयकर विभाग

INCOME TAX DEPARTMENT

SAURAV KHANDLWAL



भारत सरकार

GOVT OF INDIA

PREM NARAYAN KHANDLWAL

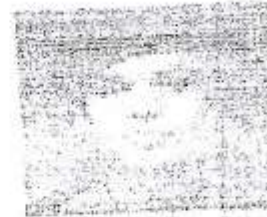
24/02/1991

Permanent Account Number

BGXPK5911N

Saurav
Khandlwal

Signature



01-20-2721-8081

इस कार्ड के खाने / पाने पर कृपया सूचित करें / लीडर :
आयकर पैन सेवा इकाई, एन एल डी एल
तीसरी मंजिल, सफ़ायर चैम्बर,
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: online@nsdl.co.in

उपकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVE OF INDIA

सर्वोपकरण संख्या 1576
Panorama Account Number CARD

CKEPM7580F



उपकर संख्या
MINTU MISTRY

उपकर संख्या
SOURIN MISTRY

14/10/1578

१०००



ভারত সরকার
GOVERNMENT OF INDIA



সুপ্রিয়া মিস্ত্রী

Supriya Mistry

পিতা : সুকুমার পণ্ডন

Father : Sukumar Poral

জন্মতারিখ/DOB: 24/09/1988

মহিলা / Female

2396 9553 7551



গাধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় বিশিষ্ট পরিচয় আধিকরণ

Unique Identification Authority of India

ঠিকানা: , হানসপুকুর দক্ষিণ পাড়া
কোলকাতা (এম সি), জোকা, কোলকাতা
পশ্চিম বঙ্গ,

Address: 82, HANSPUKUR
DAKSHIN PARA, Kolkata
(MC), Kolkata, Joka, West
Bengal, 700104

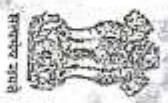
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DPFPM3738J

नाम/Name
SUPRIYA MISTRY

पिता का नाम / Father's Name
SUKUMAR PORAL

जन्म की तारीख / Date of Birth
24/09/1988

Supriya Mistry
हस्ताक्षर / Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

APCS5141P



पते पर
S B GUJRA METRO CITY DEVELOPER PRIVATE
LIMITED

आयकर विभाग की वेबसाइट
Date of Issue: 20/08/2018
05602018

स्थायी सेवा संख्या /

PERMANENT ACCOUNT NUMBER

AFOPK4554J



नाम / NAME

PREM NARAYAN KHANDELWAL

पिता का नाम / FATHER'S NAME

HARI VALLABH KHANDELWAL

जन्म तिथि / DATE OF BIRTH

24-10-1956

हस्ताक्षर / SIGNATURE
Prem Narayan Khandelwal

[Signature]

आयकर अधिकारी /

COMMISSIONER OF INCOME TAX



भारत सरकार
[Redacted]



प्रेम नारायण खंडेलवाल
Prem Narayan Khandelwal
जन्म तिथि/ DOB: 24/10/1958
पुरुष / MALE



4320 9036 3425

मेरा आधार, मेरी पहचान



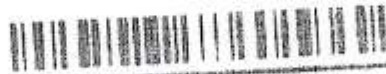
[Redacted] पहचान प्राधिकरण
[Redacted] OF INDIA

पता:

आत्मज: हरी प्रल्लभ खंडेलवाल,
10/16ए, सिद्धिनाथ चर्चार्जी रोड,
मंटो स्टॉप, बेहाला, बेहाला,
कोलकाता,
वेस्ट बंगाल - 700034

Address

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



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