

6935/2025

I - 6968/2025



29/8

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 352521

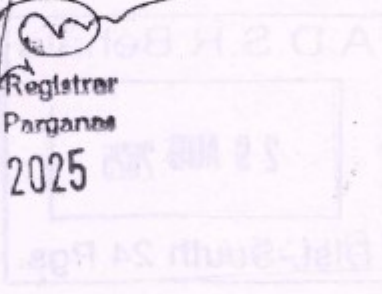
24 29/30/25

2 P.M

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

Adtl. District Sub Registrar  
Behala, South 24 Parganas

29 AUG 2025



## GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I,

S M D JOKA METRO CITY DEVELOPER  
PRIVATE LIMITED

Director

08 MAY 2025

Serial No. 630 Date

Name

Address

Value Rs. 100/-

**BIDYUT KR. SAHA**  
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.

*Prem 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-1607-06968/2025	Date of Registration	29/08/2025
Query No / Year	1607-2002429130/2025	Office where deed is registered	
Query Date	25/08/2025 9:56:43 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	DIPAK KUMAR DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700104, Mobile No. : 9903413519, Status :Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4305] Other than Immovable Property. Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 40,00,000/-	Rs. 1,53,16,834/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 600/- (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:- 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	(RS :-)		Bastu	7 Katha 1 Chatak 8 Sq Ft	39,00,000/-	59,41,834/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				<b>11.6715Dec</b>	<b>39,00,000 /-</b>	<b>59,41,834 /-</b>	

### Structure Details :



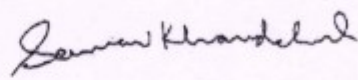
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	12500 Sq Ft.	1,00,000/-	93,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent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

S M D JOKA METRO CITY DEVELOPER  
PRIVATE LIMITED

*(Signature)*

Director



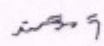
**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>SAURAV KHANDELWAL</b> 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	 29/08/2025	 LTI 29/08/2025	 29/08/2025
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 , PAN No.:: BGxxxxxx1N, Aadhaar No: 97xxxxxxxx9718, Status :Individual, Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office				

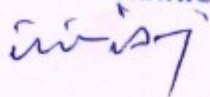
**Attorney Details :**

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

**Representative Details :**




Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>MINTU MISTRY (Presentant )</b> 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	 Aug 29 2025 4:43PM	 LTI 29/08/2025	 29/08/2025
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: 96xxxxxxxx3894 Status : Representative, Representative of : SMD JOKA METRO CITY DEVELOPER PRIVATE LIMITED (as DIRECTOR AND AUTHORIZED SIGNATORY)				

**SMD JOKA METRO CITY DEVELOPER PRIVATE LIMITED**

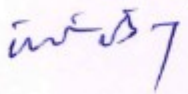


**Director**

Identifier Details :

Name	Photo	Finger Print	Signature
<b>PREM NARAYAN KHANDELWAL</b> Son of SRI HARI VALLABH KHANDELWAL 10/16A, SIDDHINATH CHATTERJEE 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 KHANDELWAL, MINTU MISTRY			

M D JOKA METRO CITY DEVELOPER  
PRIVATE LIMITED



Director

Endorsement For Deed Number : I - 160706968 / 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 (d) 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 ,

**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 PREM NARAYAN KHANDELWAL, , Son of SRI HARI VALLABH KHANDELWAL, 10/16A, SIDDHINATH CHATTERJEE ROAD,, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Others

**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 (Private Limited Company), 57/24/1, KALAGACHIA MAIN ROAD,, City:- , P.O:- JOKA, P.S.-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified by PREM NARAYAN KHANDELWAL, , Son of SRI HARI VALLABH KHANDELWAL, 10/16A, SIDDHINATH CHATTERJEE ROAD,, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Others

**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/-

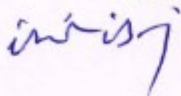
**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 352521, 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

S M D 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 181830 to 181844  
being No 160706968 for the year 2025.



Digitally signed by Santanu Basak  
Date: 2025.09.02 15:17:18 +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

**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 **EXECUTANT** of this Power of Attorney **SEND GREETINGS**.

**WHEREAS** one **SRI. SAURAV KHANDELWAL**, the Executant herein is the sole and absolute Owner in respect of **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 more or less 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, Police Station : Thakurpukur, Kolkata : 700104, under Ward No.144, Assessee No. 711440204380, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South).

**AND WHEREAS** due to personal inconvenience I do hereby nominate, constitute and appoint my well wisher **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 Director and Authorised Signatory of **M/S. S M D JOKA METRO CITY DEVELOPER PRIVATE LIMITED (PAN ABPC5141P)**, a Private Limited Company, having its registered office at 57/24/1, Kalagachia Main Road, Post Office -Joka, Police Station - Thakurpukur, Kolkata-700104, as my **ATTORNEY** to do the following acts, deeds and things in respect of the property hereinafter called "**THE SAID PROPERTY**" which is morefully described in the Schedule below:

1. To hold defend, posses, manage and maintain the said premises and to construct the building upon the said premises after demolishing the existing structure as per sanction plan to be sanctioned by Kolkata Municipal Corporation in terms of the Development Agreement .
2. To erect boundary walls in and around of the said premises.
3. To apply for and obtain sanction of the building plan and subsequent additional alteration plan, Completion plan, water supply connection , W.B.S.E.D.C.L connection, internal drainage connection and along with external connection & sanction from the Kolkata Municipal Corporation and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard.
4. To sign, execute and submit all applications, maps, plans, specification and obtain the same thereof upon sanction in respect of any new plan and/or any modification or alterations thereafter

S M D JOKA METRO CITY DEVELOPER  
PRIVATE LIMITED

*(Handwritten signature)*

Director



upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.

5. To pay fees to obtain sanction and other records permissions and/or consents from the necessary authorities as be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the said premises and also to sign other documents as may be required by the authorities from time to time.

6. To appoint Engineers, Architects and their agent or agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges of such Architects, Engineers, and their agents and/or sub-contractors, for and on behalf of the principals.

7. To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said premises and/or to make alternations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts, deeds, and things as may be deemed fit and proper by the attorney.

8. To apply for Kolkata Municipal Corporation water, internal drainage, external sewerage connection, completion certificate, electricity, lift or any other utility in the said premises and/or to make alteration in existing connection and to have disconnected the same and for that to sign & execute and submit all papers application documents.

9. To apply for and obtain license and permissions (Form -C) that may be necessary or be required for the purpose of installation and running of lift from Directors of Electricity, generator for auxiliary power supply or for the purpose of having the drain of the said premises to be disconnected and/or connected to the municipal drain and for all or any of the purpose above mentioned to sign and execute all necessary papers.

10. To make supervise and constructed the building and/or structure according to the structure building plan to be sanctioned by the competent authority in respect of the said premises mentioned in Schedule hereunder and to that effect to get signed, purse and collect on our behalf all such of relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid department of the competent authority or by other ad when necessary as and/or asked for.

11. To appear and represent the Principals before the Kolkata Municipal Corporation, building Tribunal and other authorities concerned regarding any notice received or served on the Principals in respect of the said premises and to make representations, prefer appeals reviews and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on behalf of the Principals before the authorities concerned.

M D JOKA METRO CITY DEVELOPER  
PRIVATE LIMITED



Director

12. To appear and represent the Principals before the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, B.L.R.O, S.D.L.R.O, Fire Services Dept. West Bengal & Kolkata Police, W.B.S.E.D.C.L in connection with the said premises and to sign and execute all the papers and documents wherever necessary.

13. To sign and execute all the papers and documents for mutation of the said premises in the name of the Principals.

14. To negotiate with the existing tenants and sign and execute all papers and documents either to evict the tenants or rehabilitate at the cost and expenses of the principals and the Attorney shall sign and execute all deeds, Agreements for and on behalf of the Principals.

15. To appear and represent the Principals before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other officer or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents and instruments executed and signed by the said Attorney in any manner concerning the said premises or any part thereof with undivided share of land and admit execution thereof, in respect of the Developer's Allocation mentioned in the Development Agreement.

16. To sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.

17. To commence, prosecute, enforce, defend, answer and oppose all actions and proceedings concerning in any way the said premises or any part thereof including those relating to acquisition and/or requisition in which the Principals is now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.

18. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.

19. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said premises or any part thereof.

Be it noted that this Power of Attorney is being granted in favour of the said Attorney without any consideration and no right, title and interest is created in favour of the Attorney on the property which is the subject matter of this Power of Attorney and that by virtue of this Power of Attorney the said Attorney shall not hereby obtain any right to make any construction or Development work on the said property and further that the entire sale proceeds, if any, arising out of any part of the Scheduled Property shall be deposited in the Bank Account of the Principal irrespective of any condition.

S M D JOKA METRO CITY DEVELOPER  
PRIVATE LIMITED

*in is*

Director

All the receivable will be paid back to the principal and all the payables will be borne by the principal.

**AND GENERALLY** to do all other acts, deeds, things and matters as may be necessary from time to time by our said Attorney in their absolute discretion and risk 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 our said Attorney may lawfully do, execute and cause to be performed by virtue of this Power of Attorney.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring about 7 Cottahs 1 Chittacks 8 sq. ft. more or less along with G+ IV storied incomplete standing thereon, <sup>each floor measuring about 2500 sq. ft.</sup> 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.;

M D JOKA METRO CITY DEVELOPER  
PRIVATE LIMITED

*[Handwritten Signature]*

Director

**IN WITNESS WHEREOF** we the above named Executant and Attorney herein has hereunto set and subscribed and seals on this indenture after going through the same and being satisfied with the same in all regards which is written strictly under our instruction, on the 29<sup>th</sup> day of Aug, 2023.

② [The Principals & the Constituted Attorney is by Nationality Indian]

**SEALED AND SIGNED & DELIVERED**

In presence of

**WITNESSES:-**

1. *Shubhashis mondal*  
*Sutabecha*  
*mondir Bazar*

2. *Priya Das*  
*Kolkata - 700104*

*Saurav Khondelwal*  
**SIGNATURE OF THE EXECUTANT**

I accept the Power

S M D JOKA METRO CITY DEVELOPER  
PRIVATE LIMITED

*Signature*

Director

**SIGNATURE OF THE CONSTITUTED  
ATTORNEY**

**Drafted by**

*Signature*

Advocate

**Computer Print by:**

*Joyjit Dey*  
Sarsuna, Kolkata - 61

S M D JOKA METRO CITY DEVELOPER  
PRIVATE LIMITED

*Signature*

Director

PHOTO

Thumb 1st finger middle finger ring finger small finger

left hand

right hand

Name.....

Signature.....



Thumb 1st finger middle finger ring finger small finger

left hand

right hand

Name.....

Signature *Saurabh Khandelwal*



Thumb 1st finger middle finger ring finger small finger

left hand

right hand

Name.....

Signature *[Handwritten Signature]*

Thumb 1st finger middle finger ring finger small finger

left hand

right hand

PHOTO

M D JOKA METRO CITY DEVELOPER PRIVATE LIMITED

*[Handwritten Signature]*

Director

Name.....

Signature.....



Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2002429130/2025	Office where deed will be registered
Query Date	25/08/2025 9:56:43 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	DIPAK KUMAR DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700104, Mobile No. : 9903413519, Status :Advocate	
Transaction	Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 40,00,000/-	Rs. 1,53,16,834/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(d))	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		

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	(RS :- )		Bastu	7 Katha 1 Chatak 8 Sq Ft	39,00,000/-	59,41,834/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
Grand Total :				11.6715Dec	39,00,000 /-	59,41,834 /-	

M D JOKA METRO CITY DEVELOPER  
PRIVATE LIMITED

Director

Structure Details :

SI No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
1	SR 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>					
<b>Total :</b>		<b>12500 sq ft</b>	<b>1,00,000 /-</b>	<b>93,75,000 /-</b>	

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 , PAN No.:: BGxxxxxx1N, Aadhaar No: 97xxxxxxxx9718, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

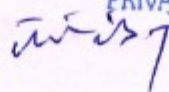
SI No	Name & address	Status	Execution Admission Details :
1	SMD JOKA METRO CITY DEVELOPER PRIVATE LIMITED 57/24/1, KALAGACHIA MAIN ROAD., City:- , P.O:- JOKA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , Aadhaar No Not Provided by UIDAI, Status :Organization, Executed 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: 96xxxxxxxx3894	SMD JOKA METRO CITY DEVELOPER PRIVATE LIMITED (as DIRECTOR AND AUTHORIZED SIGNATORY)

S M D JOKA METRO CITY DEVELOPER  
PRIVATE LIMITED

AS- 2 of 3



Director

**Officer Details :****Name & address**

R. M NARAYAN KHANDELWAL  
 Son of SRI HARI VALLABH KHANDELWAL  
 10/16A, SIDHDHINATH CHATTERJEE ROAD,, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West  
 Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of SAURAV  
 KHANDELWAL, MINTU MISTRY

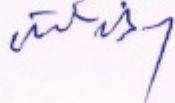
**Owner and Land or Building Details as received from KMC :**

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 711440204380 Premises No. : 131/2B Ward No. : 144 Street Name : BAKRA HAT ROAD	Ref Deed No. : Date Of Registration : Office Where Registered :	Owner Name : SOURAV KHANDELWAL Owner Address : 131/2B, BAKRA HAT ROAD , PLOT- D , P.O.-JOKA,KOLKATA Pin No. : 700104	Character of Premises: Constructed Building Total Area of Land: 07 Cottah, 01 Chatak, 08 SqFeet,

**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 24-09-2025) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 24-09-2025)
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. This eAssessment Slip can be used for registration of respective deed in any registration office of west bengal.

M D JOKA METRO CITY DEVELOPER  
 PRIVATE LIMITED



Director



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

Query No / Year	2002429130/2025	Office where deed will be registered
Query Date	25/08/2025 9:56:43 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	DIPAK KUMAR DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700104, Mobile No. : 9903413519, Status : Advocate	
Transaction	Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 40,00,000/-	Rs. 65,00,938/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(d))	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		

**Land Details :**

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakrahat Road, Road Zone : (Raghmathpur Road -- Rest (Premises Located on Road)) , , Premises No: 131/2B, , Ward No: 144, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land UseROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 1 Chatak 8 Sq Ft	39,00,000/-	63,83,938/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
Grand Total :				11.6715Dec	39,00,000 /-	63,83,938 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1,00,000/-	1,17,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1,00,000 /-	1,17,000 /-	

S M D JOKA METRO CITY DEVELOPER  
PRIVATE LIMITED

*(Signature)*

Director



Query No: 2002429130 of 2025, Printed On : Aug 25 2025 9:56PM. Generated from wbregistration.gov.in

**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, . PAN No. BGxxxxxx1N, Aadhaar No.: 97xxxxxxxx9718,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 ( Private Limited Company ) .57/24/1, KALAGACHIA MAIN ROAD., City:- , P.O:- JOKA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

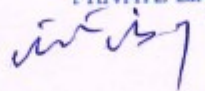
**Representative Details :**

SI No	Name & Address	Representative of
1	MINTU MISTRY Son of SOUMEN MISTRY82, 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.: 96xxxxxxxx3894	SMD JOKA METRO CITY DEVELOPER PRIVATE LIMITED (as DIRECTOR AND AUTHORIZED SIGNATORY)

**Identifier Details :**

Name & address
PREM NARAYAN KHANDELWAL Son of SRI HARI VALLABH 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: Others, Citizen of: India, , Identifier Of SAURAV KHANDELWAL, MINTU MISTRY

M D JOKA METRO CITY DEVELOPER  
PRIVATE LIMITED



Director

**Owner and Land or Building Details as received from KMC :**

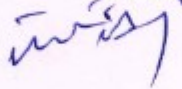
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 711440204380 Premises No. : 131/2B Ward No. : 144 Street Name : BAKRA HAT ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SOURAV KHANDELWAL Owner Address : 131/2B, BAKRA HAT ROAD , PLOT-D , P.O.- JOKA,KOLKATA Pin No. : 700104	Character of Premises: Constructed Building Total Area of Land: 07 Cottah, 01 Chatak, 08 SqFeet,



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 24-09-2025) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 24-09-2025)
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. This eAssessment Slip can be used for registration of respective deed in any registration office of west bengal.

S M D JOKA METRO CITY DEVELOPER  
PRIVATE LIMITED



Director





भारत सरकार



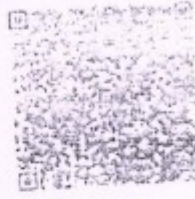
सौरव खंडेलवाल

Saurav Khandelwal

जन्म तिथि/ DOB: 24/02/1992

पुरुष / MALE

9720 1021 9718



मेरा आधार, मेरी पहचान



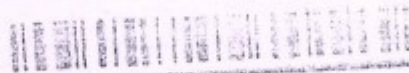
आधार

भारत सरकार  
भारत गणराज्य OF INDIA

Address

पता:  
आत्मज: प्रेम नारायण खंडेलवाल,  
10/16ए, सिद्धिनाथ चरजेजी रोड,  
मंटों स्टॉप, बेहाला, देहाला,  
कोल्कता,  
वेस्ट बंगाल - 700034

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. 100  
Bangalore - 560001

आयकर विभाग  
INCOME TAX DEPARTMENT  
SAURAV KHANDELWAL



भारत सरकार  
GOVT. OF INDIA

PREM NARAYAN KHANDELWAL

24/02/1991

Permanent Account Number  
BGXP5911N

Saurav  
Khandelwal

Signature



07032118

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :  
आयकर पैन सेवा इकाई, एन एस डी एल  
तीसरी मंजरील, सफायर चेंबर,  
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 8010, Fax: 91-20-2721 8061  
e-mail: tininfo@nsdl.co.in



ভারত সরকার  
Government of India



মিন্টু মিস্ত্রী  
Mintu Mistry  
পিতা : সৌমেন মিস্ত্রী  
Father : Soumen Mistry

www.aadhaar.gov.in  
DOB: 14/10/1978  
পুল / Male



9663 5103 3894

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় বৈশিষ্ট্য পরিচয়-প্রাধিকরণ  
Unique Identification Authority of India

ত্রিভাঙ্গা, হানসপুকুর দক্ষিণ পাড়া  
কোলকাতা (এস সি), জোকা, কোলকাতা  
পশ্চিম বঙ্গ

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

9663 5103 3894



1947

www.aadhaar.gov.in

www.aadhaar.gov.in

*Mintu Mistry*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

आयकर विभाग का  
Permanent Account Number Card  
CKEPM7580F



ITD Number  
MNTU MISTRY

ITD Holder's Name / Father's Name  
SOUMEN MISTRY

आयकर विभाग  
Date of Issue  
14/10/1978



*मिस्ट्री*



ভারত সরকার

Government of India



সুপ্রিয়া মিস্ত্রী

Supriya Mistry

পিতা : সুকুমার পড়ে

Father : Sukumar Porai

জন্মতারিখ/DOB: 24/09/1988

সহিলতা / Female

2396 9553 7551



গ্ৰাহক - সাধাৰণ আৰুসেৱা অধিকাৰ



आधार

भारतीय विशिष्ट परिचय प्राधिकरण

Unique Identification Authority of India

ठिकाना: , हासपुकुर दक्षिण पाडा  
कोलकाता (एम सि); ओका, कोलकाता  
पश्चिम बंग,

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

2396 9553 7551



1947  
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

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

ABPCS5141P



संस्था का नाम  
S M D JOKA METRO CITY DEVELOPER PRIVATE  
LIMITED

स्थापना / गठन की तिथि  
Date of Incorporation / Creation  
05/03/2025

स्थायी लेखा 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, W.B.



भारत सरकार



प्रेम नारायण खंडेलवाल

Prem Narayan Khandelwal

जन्म तिथि/ DOB: 24/10/1958

पुरुष / MALE

4320 9036 3425



मेरा आधार, मेरी पहचान



पहचान प्राधिकरण

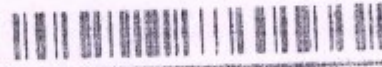
भारत सरकार

पता:

आत्मज: हरी बल्लभ खंडेलवाल,  
10/16ए, सिद्धिनाथ चटर्जी 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



194  
PO Box 194  
Bangalore 560 011

mailto:nair@uidai.gov.in

www.uidai.gov.in

PO Box 194  
Bangalore 560 011