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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

ARA II

AE 505194

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6-05 P.M.

Additional Registrar of Assurances-II  
 Kolkata  
 Certified that the Document is admitted to  
 Registration. The Stamp and the  
 endorsement shown on the  
 are the part of  
 this document  
 Additional Registrar  
 of Assurances II Kolkata

13 SEP 2022

**DEVELOPMENT POWER OF ATTORNEY**

We, 1. SRI MANUJ KHETAWAT, PAN - ARLPK3532H,  
 (AADHAAR No. - 403475919070), (M- 9831647631) Son of Sri Lalit  
 Kumar Khetawat, 2. SRI HARSHIT KHETAWAT, PAN -  
 AUBPK2669L, (AADHAAR No. - 3179-5811-7800), (M- 900700697)  
 son of Sri Surendra Kumar Khetawat, both by faith- Hindu, both by  
 occupation - Business, both by nationality - Indian, both are residing  
 at 19A, Sarat Bose Road, P.O.- Lala Lajpat Roy Sarani, P.S.-  
 Bhowanipore, Kolkata- 700 020, 3. M/S AARPEE TRADING &

Visit Case No. 1761 dt. 9/9  
 J (1)- 250  
 J (2)- 200  
 Total 450  
 Realised on

নং - 3691

সন ও তারিখ - 15/1/21

ক্রমিক নাম -

সাকিন -

স্ট্যাম্প মূল্য - 150/-

ভেদার -

বারাসাত কোর্ট, উত্তর ২৪ পরগণা

ভেদার - শ্রী হারান চন্দ্র সাধু

টি.ডি. নং - 11 JAN 2021

তারিখ - 400000

মোট স্ট্যাম্প মূল্য -

ট্রেজারী অফিস - বারাসাত

MD. NURUL HAQUE

Advocate

Enrolment No. WB/199/86

26K, Kustia Road, Kolkata-39



Left Hand of Usha



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

- 9 SEP 2022

Bankim Sarker

U/o - Kartik Sarker

Vill - Derock, P.O. - Manupur

P.C. - Naikati, 24 P.S. (N)

WB - 743166

Admission









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19028002513410/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr MANUJ KHETAWAT 19A, Sarat Bose Road, City:- Not Specified, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Principal		4781 	 (MANUJ KHETAWAT) 09/09/22
2	Mr HARSHIT KHETAWAT, 19A, Sarat Bose Road, City:- Not Specified, P.O:- LALA LAJPAT ROY SARANI, P.S:-Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700020	Principal		4779 	 09/09/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr ZAFAR AHMED KHAN 33 BELGACHIA RD, City:- Not Specified, P.O:- BELGACHIA, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	Representative of Attorney [CENTRAL HOLDING PRIVATE LIMITED]		4778 	Zafar Ahmed Khan 9/9/22
4	Mr LALIT KUMAR KHETAWAT 19A, Sarat Bose Road, City:- Not Specified, P.O:- LALA LAJPAT ROY SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020	Representative of Principal [AARPEE TRADING & HOLDING PRIVATE LIMITED]		4780 	LALIT KUMAR KHETAWAT 09/09/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr BANKIM SARKAR Son of KARTICK SARKAR DEVOCK, City:- Not Specified, P.O:- MAMUDPUR, P.S:- Naihati, District:- North 24-Parganas, West Bengal, India, PIN:- 743166	Mr MANUJ KHETAWAT, Mr HARSHIT KHETAWAT, Mr ZAFAR AHMED KHAN, Mr LALIT KUMAR KHETAWAT		4784 	Bankim Sarkar 9/9/2022

(Satyajit Biswas)  
 ADDITIONAL REGISTRAR  
 OF ASSURANCE  
 OFFICE OF THE A.R.A. -  
 II KOLKATA  
 Kolkata, West Bengal

**HOLDINGS (P) LTD., PAN -AACCA5974E**, a company incorporated under the Companies Act, 1956, having its Registered Office at 19A, Sarat Bose Road, P.O.- Lala Lajpat Roy Sarani, P.S.- Bhowanipore, Kolkata- 700 020, represented by its director **LALIT KUMAR KHETAWAT, PAN - AFCPK5724N, (AADHAAR No. 703939144580), (M- 9339867676)** son of Late Prahlad Rai Khetawat, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 19A, Sarat Bose Road, P.O.- Lala Lajpat Roy Sarani, P.S.- Bhowanipore, Kolkata- 700 020, hereinafter called and referred to as **“the OWNERS/PRINCIPALS”** (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include our respective heirs, heiress, executors, legal representatives and assigns) state and **SEND GREETINGS:**

**WHEREAS:**

- A.** One Shyama Prosad Sil, son of Umesh Chandra Sil by way of registered Indenture of Sale dated 22.09.1971 duly registered in the Office of the Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 291, Pages 21 to 23 being No. 3762 for the year 1980 sold, conveyed and transferred two premises viz. ALL THAT undivided half share in the land measuring 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon which contains a number of shop rooms all let out to different tenants and togetherwith the structure standing on the Northern side of Bipin Behari Ganguly and is known and numbered as Municipal Premises No. 169/A, Bipin Behari Ganguly Street which premises is a part and Holding No. 96, Block No. II in the North Division of Calcutta and ALL THAT



1

ADDITIONAL SECRETARY  
OF ASSAM  
- 9 SEP 2022



ADDITIONAL SECRETARY  
OFFICE OF THE SECRETARY  
- 9 SEP 2022

undivided half share in the land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca Two storied building and togetherwith two out houses one on the Northern and another on the Eastern side of the aforesaid land, the entire block known and numbered as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street and which Municipal Premises is a part of the Holding No. 96, Block No. II, in the North-Division of the town of Calcutta within Police Station - Muchipara and within jurisdiction of the Registrar of Assurances of the town of Calcutta in favour of Rana Kishore Chandra, since deceased.

**B.** The said Rana Kishore during his life by way of Court Sale made by the Sheriff of Calcutta dated 07.11.1973 which was confirmed on 24.07.1974 in Suit No. 1465 of 1961 by the Hon'ble High Court in its ordinary Civil Jurisdiction also purchased another undivided half share in the land measuring 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street which premises is a part and Holding No. 96, Block No. II in the North Division of Calcutta and undivided half share in

~~the land measuring 10 Cottahs 3 Chhitaks of rent free land be~~

*the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street both in the town of Calcutta within Police Station Munchipara.*

**C.** In the event aforesaid two sale deeds said Rana Kishore Chandra became absolute owner and person in possession in



respect of ALL THAT 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street, Calcutta Municipal Corporation Ward No. 67 Calcutta - 700 012, and land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith brick-built pucca two storied building standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street Calcutta Municipal Corporation Ward No. 67 Calcutta - 700 012, in total Land of the said two premises comes to measuring 21 Cottahs of rent free land be the same a little more or less togetherwith structures standing thereon, hereinafter collectively referred to as the "said Premises" and morefully and particularly described in the First Schedule hereunder Written. It is pertinent to mention herein that although in the said Court Sale was made by the Sheriff of Calcutta dated 07.11.1973 which was confirmed on 24.07.1974 in Suit No. 1465 of 1961 by the Hon'ble High Court in its ordinary Civil Jurisdiction the total land area was mentioned as One Bigha One Cottah and One Chhittak equivalent to 21 Cottahs 1 Chhitaks but on perusal of the all deeds and documents the total land area is considered as 21 Cottahs only. But it is fact neither Court Sale or said Indenture of Sale dated 22.09.1971, no map was annexed with the said two documents, as such it was not possible to know actual physical measurement of the said Two Premises.

- D.** The said Rana Kishore Chandra being Hindu and governed by Dayabhaga School of Hindu while thus seized, possessed and

sufficiently entitled to **ALL THAT** 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and another brick-built two out houses standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street in total Land measuring **21 (Twenty One) Cottahs** of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, Calcutta Municipal Corporation Ward No. 67 Calcutta - 700 012, died intestate on 13.10.1986 leaving behind his surviving his widow wife namely Smt. Bela Rani Chandra, his Four Sons namely Susanta Chandra, Prasanta Chandra, Supravat Chandra and Subrata Chandra and two daughters namely Smt. Shibani Chandra and Smt. Indrani Chandra as his legal heirs and successors, who inherited the property left behind by said Rana Kishore Chandra.

- E.** In the event of thus happened said Smt. Bela Rani Chandra, Susanta Chandra, Prasanta Chandra, Supravat Chandra, Subrata Chandra, Smt. Shibani Chandra and Smt. Indrani Chandra became absolute joint owners and persons in possession having each of them  $1/7^{\text{th}}$  Share in the said landed property viz. **ALL THAT** 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No.

169/A, BipinBehari Ganguly Street and land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and another brick-built two out houses standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, the then Calcutta Municipal Corporation Ward No. 67 at present Kolkata Municipal Corporation Ward no. 048, the then Calcutta and presently Kolkata - 700 012 and thereafter said Smt. Bela Rani Chandra, Susanta Chandra, Prasanta Chandra, Supravat Chandra, Subrata Chandra, Smt. Shibani Chandra and Smt. Indrani Chandra applied for mutation and upon consideration of right, title, interest and possession the concerned authority of Kolkata Municipal Corporation mutated the names of said Smt. Bela Rani Chandra, Susanta Chandra, Prasanta Chandra, Supravat Chandra, Subrata Chandra, Smt. Shibani Chandra and Smt. Indrani Chandra as owners in respect of Premises No. 169/A, B.B. Ganguly Street under Assessee No. 110480300786 and also Premises No. 169/B, B.B. Ganguly Street under Assessee No. 110480300798.

- F.** That said Smt. Shibani Chandra while thus seized, possessed and sufficiently entitled to 1/7<sup>th</sup> share in the ALL THAT 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and land measuring 16 Cottahs 3 Chhitaks of rent free

land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street in total Land measuring 21 (Twenty One) Cottahs of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, the then Calcutta Municipal Corporation Ward No. 67 at present Kolkata Municipal Corporation Ward no. 048, the then Calcutta and presently Kolkata - 700 012 under Assessee No. 110480300786 and under Assessee No. 110480300798 respectively by way of two deeds of Gift dated 12.03.1987 being Deed Nos. 2760 for the year 1987 and 2777 for the year 1987 gifted, conveyed and transferred her 1/7<sup>th</sup> share in the **ALL THAT** 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street in total Land measuring 21 (Twenty One) Cottahs of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, the then Calcutta Municipal Corporation Ward No. 67 at present Kolkata Municipal Corporation Ward no. 048, the then Calcutta and

presently Kolkata - 700 012 under Assessee No. 110480300786 and under Assessee No. 110480300798 in favour of her two brothers Sri Susanta Chandra and Sri Prasanta Chandra.

- G.** In the event as aforesaid the said Susanta Chandra and Prasanta Chandra became the absolute joint owners and persons in possession in respect of 3/7<sup>th</sup> share in respect of the **ALL THAT** 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and two out houses building standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street in total Land measuring 21 (Twenty One) Cottahs of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, the then Calcutta Municipal Corporation Ward No. 67 at present Kolkata Municipal Corporation Ward no. 048, the then Calcutta and presently Kolkata - 700 012 under Assessee No. 110480300786 and under Assessee No. 110480300798.
- H.** By way of Deed of Gift dated 10.05.2002, duly registered in the Office of the Addl. Registrar of Assurances-II, Kolkata and recorded in Book No.- I, Volume No. 3, Pages from 1 to 14, being No. 3229 for the year 2002, said Bela Rani Chandra gifted, conveyed and transferred **ALL THAT** undivided 1/7<sup>th</sup> share of interest right, title in the Shop Room measuring 225 Sq. Ft.

lying at Premises No. 169/A, Bipin Bihari Ganguly Street, P.S.-Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 in favour of said Subrato Chandra out of said entire premises as owner of the M/s. R.K. Chandra & Sons.

- I.** By way of another Deed of Gift dated 10.05.2002, duly registered in the Office of the Addl. Registrar of Assurances-II, Kolkata and recorded in Book No.- I, Volume No. 3, Pages from 1 to 14, being No. 3230 for the year 2002, said Supravat Chandra, Susanta Chandra, Shibani Chandra, Prasanta Chandra, Indrani Chandra nee Pal jointly gifted, conveyed and transferred ALL THAT undivided 5/7<sup>th</sup> share of interest right, title in the Shop Room measuring 225 Sq. Ft. built up area lying at Premises No. 169/A, Bipin Bihari Ganguly Street, P.S.-Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 in favour of said Subrato Chandra out of said entire premises as owner of the M/s. R.K. Chandra & Sons.
- J.** In the event of said two gift deeds the said Subrata Chandra became absolute sole owner and person in possession in respect of said Shop Room measuring 225 Sq. Ft. built up area lying at Premises No. 169/A, Bipin Bihari Ganguly Street, P.S.-Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 (hereinafter referred to as the "said Shop Room") including 1/7<sup>th</sup> share in 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and 1/7<sup>th</sup> share land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two

storied building and two out houses standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street in total Land measuring 21 (Twenty One) Cottahs of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, Kolkata Municipal Corporation Ward no. 048, Kolkata - 700 012.

- K.** That the said Sri Susanta Chandra and said Prasanta Chandra while thus seized, possessed and sufficiently entitled to ALL THAT 3/7<sup>th</sup> share in said two premises viz. Premises No. 169/A, BipinBehari Ganguly Street and 3/7<sup>th</sup> share in premises No. Premises No. 169/B, Bipin Bihari Ganguly Street under the then Calcutta Municipality Assessee No. 110480300786 and under Assessee No. 110480300798 by way of Deed of Sale dated 10.05.2002, duly registered in the Office of the Addl. Registrar of Assurances- II, Kolkata and recorded in Book No. - I, being Deed No. 2097 for the year 2003 making said Shibani Chandra as confirming Party sold, conveyed and transferred **ALL THAT** undivided 1/7<sup>th</sup> share in 6 Cottahs and 2 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Behari Ganguly Street P.S.- Munchipara, formerly Calcutta Municipal Corporation Ward no. 67 at present Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 and 1/7<sup>th</sup> share land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out

houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street P.S.- Munchipara, formerly Calcutta Municipal Corporation Ward no. 67 at present Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 in favour of Messers R.N.R. Development & Consultant Private Limited upon consideration mentioned therein. Said Bela Rani Chandra, Supravat Chandra and Indrani Chandra nee Pal while thus jointly seized, possessed and sufficiently entitled to **ALL THAT** 3/7<sup>th</sup> share Premises No. 169/A, Bipin Behari Ganguly Street and 3/7<sup>th</sup> share in Premises No. 169/B, Bipin Bihari Ganguly Street lying under Assessee No. 110480300786 and under Assessee No. 110480300798 by way of Deed of Sale dated 10.05.2002, duly registered in the Office of the Addl. Registrar of Assurances- II, Kolkata and recorded in Book No. - I, being Deed No. 2096 for the year 2003 sold, conveyed and transferred **ALL THAT** undivided 1/7<sup>th</sup> share in 6 Cottahs and 2 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Behari Ganguly Street P.S.- Munchipara, formerly Calcutta Municipal Corporation Ward no. 67 at present Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 and 1/7<sup>th</sup> share land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin



Bihari Ganguly Street P.S.- Munchipara, formerly Calcutta Municipal Corporation Ward no. 67 at present Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012, in favour of Messers R.N.R. Development & Consultant Private Limited upon consideration mentioned therein. That said Subrata Chandra while thus seized, possessed and sufficiently entitled to **ALL THAT** 1/7<sup>th</sup> share including said Shop Room measuring 225 Sq. Ft. built up area lying at Premises No. 169/A, Bipin Behari Ganguly Street and 1/7<sup>th</sup> share in the Premises No. 169/B, Bipin Bihari Ganguly Street under Assessee No. 110480300786 and under Assessee No. 110480300798 respectively by way of Deed of Sale dated 10.05.2002, duly registered in the Office of the Addl. Registrar of Assurances- II, Kolkata and recorded in Book No. - I, being Deed No. 2098 for the year 2003 sold, conveyed and transferred **ALL THAT** undivided 1/7<sup>th</sup> share in 6 Cottahs and 2 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Behari Ganguly Street P.S.- Munchipara, formerly Calcutta Municipal Corporation Ward no. 67 at present Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 and 1/7<sup>th</sup> share land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street P.S.- Munchipara, formerly Calcutta

Municipal Corporation Ward no. 67 at present Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012, in favour of Messers R.N.R. Development & Consultant Private Limited upon consideration mentioned therein. Thereafter said Subrata Chandra by way of Deed of Conveyance dated 07.05.2010 duly registered in the Office of the A.R.A.- II, Kolkata, being Deed No. 4415 for the year 2010 sold, conveyed and transferred ALL THAT One Shop Room measuring 225 Sq. Ft. Built Up Area a little more or less on the Ground Floor lying at Premises No. 169/A, B.B. Ganguly Street, Kolkata- 700 012 togetherwith proportionate share of land and common amenities in favour of Sri Binay Singh upon consideration mentioned thereon. It is mentioned that clarified herein that although in the previous deeds and documents it has been found that the land measuring 4 Cottahs and 13 Chittaks lying at premises No. 169A, B.B. Ganguly Street but during execution and registration of the aforesaid three deeds being Deed Nos. 2096/2003, 2097/2003 and 2098/2003 upon the physical measurement it is found that land measuring about 6 Cottahs 2 Chhittaks lying in Premises No. 169A, B.B. Ganguly Street and Land measuring 16 Cottahs 3 Chhittaks lying in Premises No. 169B, B.B. Ganguly Street, i.e. in total landed area comes to **22 Cottah 5 Chhittaks** and as such said three deeds was executed and registered on the basis of the total physical landed area i.e. **22 Cottahs 5 Chhittaks** lying in said Premises Nos. 169A and 169B, B.B. Ganguly Street **except** shop room measuring **225 Sq. Ft.** Built Up Area equivalent **5 Chhitaks** of landed area at Municipal Premises No. 169A, Bipin Behari Ganguly Street.

L. In the event as aforesaid by virtue of the aforesaid three sale Deeds the said Messers R.N.R. Development & Consultant Private Limited became absolute Owner and person in possession in respect of **ALL THAT 5/7<sup>th</sup> share** in the 5 Cottahs and 13 Chittaks of rent free land be the same a little more or less together with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Bihari Ganguly Street P.S.- Munchipara, the then Calcutta Municipal Corporation Ward no. 67, presently K.M.C. Ward No. 048, Kolkata - 700 012, morefully and particularly mentioned in the "Part - I" of the Second Schedule and **5/7<sup>th</sup> share** land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street P.S.- Munchipara, the then Calcutta Municipal Corporation Ward no. 67, presently K.M.C. Ward No.- 048, Kolkata - 700 012, morefully and particularly mentioned in the "Part - II" of the Second Schedule in total **5/7<sup>th</sup> share** in total Land measuring 22 (Twenty Two) Cottahs equivalent to **15 (Fifteen) Cottahs 11 (Eleven) Chhitaks 20 (Twenty) Sq. Ft.** of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, presently Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012, hereinafter collectively referred to as the

“**said Property**” and morefully and particularly described in the Second Schedule hereunder Written.

**M.** In the event while thus said Messers R.N.R. Development & Consultant Private Limited seized, possessed and sufficiently entitled to said property viz. **ALL THAT 5/7<sup>th</sup> share** in the 5 Cottahs and 13 Chittaks of rent free land be the same a little more or less together with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Bihari Ganguly Street P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012 and **5/7<sup>th</sup> share** land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street P.S.- Munchipara, K.M.C. Ward No.- 048, Kolkata - 700 012, in total **5/7<sup>th</sup> share** in total Land measuring 22 (Twenty Two) Cottahs equivalent to **15 (Fifteen) Cottahs 11 (Eleven) Chhitaks 20 (Twenty) Sq. Ft.** of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, presently Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012, by way of registered Deed of Conveyance dated 29.07.2011, duly registered in the Office of the A.R.A.- II, Kolkata and recorded in Book No.- I, CD Volume No. 41, Pages from 3637 to 3651, being No. 10796 for the year 2011 sold, conveyed and transferred said property **ALL THAT 5/7<sup>th</sup> share** in the 5

Cottahs and 13 Chittaks of rent free land be the same a little more or less together with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Bihari Ganguly Street P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012 and **5/7<sup>th</sup> share** land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street P.S.- Munchipara, K.M.C. Ward No.- 048, Kolkata - 700 012, in total **5/7<sup>th</sup> share** in total Land measuring 22 (Twenty Two) Cottahs equivalent to **15 (Fifteen) Cottahs 11 (Eleven) Chhitaks 20 (Twenty) Sq. Ft.** of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, presently Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 in favour of the Owners herein upon consideration mentioned therein.

- N.** In the event of thus happened the owners herein became absolute joint owners and persons in possession in respect of **ALL THAT 5/7<sup>th</sup> share** in the 5 Cottahs and 13 Chittaks of rent free land be the same a little more or less together with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Bihari Ganguly Street P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012 and **5/7<sup>th</sup> share** land

measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street P.S.- Munchipara, K.M.C. Ward No.- 048, Kolkata - 700 012, in total **5/7<sup>th</sup> share** in total Land measuring 22 (Twenty Two) Cottahs equivalent to **15 (Fifteen) Cottahs 11 (Eleven) Chhitaks 20 (Twenty) Sq. Ft.** of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, presently Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012, under Assessee No. 110480300786 and under Assessee No. 110480300798 respectively hereinafter Collectively referred to as the **“said Property”** and morefully and particularly described in the Second Schedule hereunder written, which property is the subject matter of this Power of Attorney and we are entitled to deal with the required affairs in respect of the said property.

**AND WHEREAS** by a Development Agreement dated 17.08.2022 we, the Owners/Principals jointly have entrusted upon **CENTRAL HOLDING PRIVATE LIMITED, PAN-AACCC0885G**, a company registered under the Companies Act, 1956, having its Registered Office at 267 B.B. Ganguly Street, P.O. + P.S.- Bow Bazar, Kolkata – 700 012, represented by one of its director, **ZAFAR AHMED KHAN, PAN- AIHPK8406F, (AADHAR NO.- 407207225546), (M- 9831023140)**, Son of Nasir Ahmed Khan, by faith - Muslim, by occupation- Business,

by nationality - Indian, residing at 33, Belgachia Road, P.O.- Belgachia, P.S.- Tala, Kolkata- 700 037, therein called and referred to as the "Developer" the work of development to the property viz. **ALL THAT 5/7<sup>th</sup> share** in the 5 Cottahs and 13 Chhitaks equivalent to **4 Cottahs 2 Chhitaks 20 Sq. Ft.** of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and **5/7<sup>th</sup> share** in the land measuring 16 Cottahs 3 Chhitaks equivalent to **11 Cottahs 9 Chhitaks** of rent free land be the same a little more or less togetherwith the one brick build pucca two storied building and togetherwith two out houses old dilapidated structure on the northern and another eastern side of the land standing thereon at Municipal Premises No. 169/B, Bipin Bihari Ganguly Street in total **5/7<sup>th</sup> share** in total Land measuring 22 (Twenty Two) Cottahs equivalent to **15 (Fifteen) Cottahs 11 (Eleven) Chhitaks 20 (Twenty) Sq. Ft.** of rent free land be the same a little more or **less togetherwith structures standing thereon lying at and being** Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 on terms and conditions contained therein and which document has been registered in the office of Additional Registrar of Assurances - II, Kolkata, on 17.08.2022 and recorded in Book No. I, Volume No. 1902-2022, Pages from 351943 to 352026, Being No. 190209785 for the year 2022.

**AND WHEREAS** by and under the said Development Agreement dated 17.08.2022, we have agreed to execute a

general Power of Attorney in favour of the Developer to empower and authorize the Developer inter alia to perform execute and act for and on our behalf as hereunder mentioned all acts, deeds, and matters to the extent of Our said property, for due performance and completion of the terms and obligation under the said Development Agreement.

**AND WHEREAS** due to our constant work and busy schedule, it is not possible for ourselves to look after the day to day work of our aforesaid property and it has become expedient and necessary for us to appoint suitable constituted attorney to look after the affairs of the said property.

**NOW KNOW YE AND THESE PRESENTS** that in conformity with to the covenants mentioned in the said Development Agreement dated 17.08.2022, which document has been registered in the office of Additional Registrar of Assurances - II, Kolkata, and recorded in Book No. I, Volume No. 1902-2022, Pages from 351943 to 352026, Being No. 190209785 for the year 2022 **we, 1. SRI MANUJ KHETAWAT**, Son of Sri Lalit Kumar Khetawat, **2. SRI HARSHIT KHETAWAT**, son of Sri Surendra Kumar Khetawat, both by faith- Hindu, both by occupation - Business, both by nationality - Indian, both are residing at 19A, Sarat Bose Road, P.O.- Lala Lajpat Roy Sarani, P.S.- Bhowanipore, Kolkata- 700 020, **3. M/S AARPEE TRADING & HOLDINGS (P) LTD.**, a company incorporated under the Companies Act, 1956, having its Registered Office at 19A, Sarat Bose Road, P.O.- Lala Lajpat Roy Sarani, P.S.- Bhowanipore, Kolkata- 700 020, represented by its director **LALIT KUMAR KHETAWAT**, son of Late Prahlad Rai Khetawat, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 19A, Sarat Bose Road, P.O.- Lala



Lajpat Roy Sarani, P.S.- Bhowanipore, Kolkata- 700 020, do hereby nominate, constitute and appoint **CENTRAL HOLDING PRIVATE LIMITED**, a company registered under the Companies Act, 1956, having its Registered Office at 267 B.B. Ganguly Street, P.O. + P.S.- Bow Bazar, Kolkata - 700 012, represented by one of its director, **ZAFAR AHMED KHAN**, Son of Nasir Ahmed Khan, by faith - Muslim, by occupation- Business, by nationality - Indian, residing at 33, Belgachia Road, P.O.- Belgachia, P.S.- Tala, Kolkata- 700 037 as our lawful attorney in our names and on our behalf to do, inter alia, the following acts and deeds and things, relating to the Development Agreement of our said property viz. **ALL THAT 5/7<sup>th</sup> share** in the 5 Cottahs and 13 Chittaks equivalent to **4 Cottahs 2 Chhittaks 20 Sq. Ft.** of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and **5/7<sup>th</sup> share** in the land measuring 16 Cottahs 3 Chhitaks equivalent to **11 Cottahs 9 Chhitaks** of rent free land be the same a little more or less togetherwith the one brick build pucca two storied building and togetherwith two out houses old dilapidated structure on the northern and another eastern side of the land standing thereon at Municipal Premises No. 169/B, Bipin Bihari Ganguly Street in total **5/7<sup>th</sup> share** in total Land measuring 22 (Twenty Two) Cottahs equivalent to **15 (Fifteen) Cottahs 11 (Eleven) Chhitaks 20 (Twenty) Sq. Ft.** of rent free land be the same a little more or **less togetherwith structures standing thereon lying at and being** Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 i.e. to say :-

1. To approach all concerned authorities under Urban Land Ceiling and Regulations Act, 1976, K.I.T., Land Acquisition Collector, Fire Brigade, Kolkata Municipal Corporation and all Government, Semi-Government authorities, private or public body and corporation in respect of the said schedule property and for that purpose to sign such application, papers, writings, undertaking etc. as may be required and to carry on correspondence with the authorities of the said departments and also preferring appeals pursuant to any order of the competent authority/authorities in connection with the said schedule premises.
2. To carry on correspondence with all concerned authority/authorities in respect of the said schedule property.
3. To appear and represent us before all concerned authority/authorities whether it is government, semi/government or any statutory bodies as may be necessary in connection with the said schedule property, provided however the same does not jeopardize the interest of the Owners in any manner whatsoever.
4. To execute and register deeds and documents as would be required for the purpose of submitting plan for sanction and for getting sanction plan in respect of said premises including giving undertaking for removal of encroachment of any portion of the present building over the KMC land , if there be any and also for donating roadside portion of the premises to the KMC for getting more F.A.R. and/or extra height and/or floor , if the occasion arises.

5. To sign and execute and register Agreements for Sale or Deeds for Sale, Assignment, Lease or Transfer in any form in respect of developer's allocation reserved by and under the said Development Agreement dated 17.08.2022, which document has been registered in the office of Additional Registrar of Assurances - II, Kolkata, and recorded in Book No. I, Volume No. 1902-2022, Pages from 351943 to 352026, Being No. 190209785 for the year 2022 at the schedule Property, fully described hereunder and receive earnest money or full consideration money and grant valid receipts and to execute and register Deeds for Sale, Assignment, Lease or any other document in respect of the Developer's allocation at the said Property mentioned in the Second Schedule herein and to represent us before the Registrar and receive consideration money and grant valid receipt and discharges. However, it is pertinent to mention here that the Developer can only execute and register the said Agreements for sale, sale deeds, Assignment, Lease or any other document in respect of the Developer's Allocation only after procurement of the sanctioned plan from Kolkata Municipal Corporation and after demarcating the respective shares of the owners and developer with accordance to the respective allocations of the owners and developer as mentioned in the said Development Agreement dated 17.08.2022 which document has been registered in the office of Additional Registrar of Assurances - II, Kolkata, and recorded in Book No. I, Volume No. 1902-2022, Pages from 351943 to 352026, Being No. 190209785 for the year 2022.

6. To do all other acts, matters and things in respect of the said schedule premises including to represent before any department and/or court of law both judicial and quasi judicial in character.
7. To appoint solicitor, advocate, attorney or lawyer to appear and in any court of law or before any customs or Revenue or other office of any State Government or local authority in respect of the said schedule property and to revoke such appointments and to substitute any other in their place instead.
8. To sign, verify, execute, plaint, written statements, counter claims, appeals, revision, review, application affidavit, authorities and papers of every description that may be necessary in respect of the said schedule premises and to be signed verified and execute for the purpose of any suits actions, appeal and proceedings of any kind whatsoever, in connection with the said schedule property in any court of law or equity whether of original appellate, testamentary or equity whether of original appellate, testamentary or equity whether of original appellate, testamentary or Revisional jurisdiction or judicial authority established by lawful authority and do all acts and appearances and application in any such court aforesaid in any such Court aforesaid in any suits whatever.
9. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals in any court in connection with the said schedule premises whether civil or criminal or before whether any Tribunal or to execute Vakalatnama, to act and plead, to sign and verify plaints, written statements, petitions and other pleadings, including

pleadings Under Article 226/227 of the Constitution of India in connection with the said schedule premises and also to present any Memorandum of Appeal, Inventory and to accept service of summons, notice and other Legal Processes and to all acts Deeds and things that may be necessary or requisite in connection therewith in terms of our said schedule premises.

10. To take or enter into any possession of the schedule premises and defend the said property and every part thereof, subject to the condition as stated in the Development Agreement.
11. To negotiate with the tenants or occupiers of the schedule premises or to initiate legal proceedings against them as may be necessary, before the appropriate forum.
12. To file and execute any decree that may be passed by any court against the tenants or any occupier of the schedule premises and to take possession of the decretal property on our behalf.
13. To sign and submit proposed building plan for sanction before the concerned authority of the K.M.C. to deal with all the affairs relating to sanction and modification/alteration of sanction of building plan, to deposit the sanction fees for such plan and to receive the sanctioned plan from the K.M.C.
14. To apply to the concerned authorities including KIT, KMDA, Fire Department, police authority, electricity authority, KMC for obtaining the necessary permissions, sanctions, and

clearances as may be required for sanctioning the Building Plan and to pay the necessary fees thereto and to take delivery of the permission and/or sanction thereof and also to deal with all the affairs relating thereto.

15. To appoint and dismiss or discharge Architect qualified Engineers or Licensed Building Surveyor as required in connection with the development of the said property.

**AND GENERALLY** to do all lawful acts, deeds and things necessary for the above mentioned purpose.

**AND WE DO HEREBY AGREE** to ratify and confirm all such deeds or assurance done or executed or made by our said Attorney pursuant to the power hereby entrusted under or by virtue of this Power of Attorney.

**THE FIRST SHCEDULE ABOVE REFERRED TO:**

**(Said premises)**

**"PART -I"**

**ALL THAT** 5 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street P.S.- Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012. Road Zone: Sealdah Flyover— College St. Crossing on Road. The said premises is clearly shown in the annexed site plan being delineated by **GREEN INK** border which site plan is part and parcel of this Deed which is butted and bounded as follows :-

- On the North : Premises No. 169B, B.B. Ganguly Street
- On the South : Footpath and thereafter B.B. Ganguly Street
- On the East : partly by portion of premises No. 169A, B.B. Ganguly Street and partly by Premises No. 168, B.B. Ganguly Street
- On the West : Partly by Premises No. 169B, B.B. Ganguly Street and Premises No. 170, B.B. Ganguly Street

**"PART -II"**

**ALL THAT** land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses structure on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012. Road Zone: Sealdah Flyover—College St. Crossing off Road. The said premises is clearly shown in the annexed site plan being delineated by **RED INK** border which site plan is part and parcel of this Deed which is butted and bounded as follows :-

- On the North : Partly by premises No. 15/A, Chuna Pukur Lane and partly by Premises No. 152, Raja Ram Mohan Sarani
- On the South : Premises No. 169A, B.B. Ganguly Street and 10 feet Common Passage for entry of Premises No. 169/B, Bipin Bihari Ganguly Street.
- On the East : Partly by Premises No. 152, Raja Ram Mohan

Sarani and partly by Premises No. 168, B.B.  
Ganguly Street

On the West : Partly by Premises No. 8, Jagabandhu Lane  
and partly by Premises No. 170, B.B.  
Ganguly Street

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**"Said Property"**

**"PART - I"**

**ALL THAT 5/7<sup>th</sup> share** in the 5 Cottahs and 13 Chittaks equivalent to **4 Cottahs 2 Chhittaks 20 Sq. Ft.** of rent free land be the same a little more or less together with 5/7<sup>th</sup> share in the total brick-built old dilapidated one storied structures having built up area of 3126 Sq. Ft. equivalent to **2233 Sq. Ft.** lying at Municipal Premises No. 169/A, Bipin Bihari Ganguly Street, P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012. Road Zone: Sealdah Flyover—College St. Crossing on Road.

**"PART - II"**

**ALL THAT 5/7<sup>th</sup> share** land measuring 16 Cottahs 3 Chhitaks equivalent to **11 Cottahs 9 Chhitaks** of rent free land be the same a little more or less togetherwith 5/7<sup>th</sup> share in the one brick build pucca two storied building and togetherwith two out houses old dilapidated structure on the northern and another eastern side of the land standing thereon having total covered area of 14736 Sq. Ft. equivalent to **10526 Sq. Ft.** at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street P.S.- Munchipara, K.M.C. Ward No.- 048, Kolkata - 700 012. Road Zone: Sealdah Flyover—College St. Crossing off Road.




**IN WITNESS WHEREOF** we have hereunto set and subscribed our hands and signatures on this the 9<sup>th</sup> day of **SEPTEMBER, 2022.**

**SIGNED and DELIVERED**

**At KOLKATA** in presence of:

  
(MANOJ KHETAWAT)

  
CHARSHIT KHETAWAT  
Aarpee Trading & Holdings Pvt. Ltd

  
LALIT KUMAR KHETAWAT  
Director

**PRINCIPALS**

**CENTRAL HOLDING PVT. LTD.**



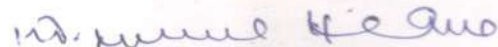
**DIRECTOR**

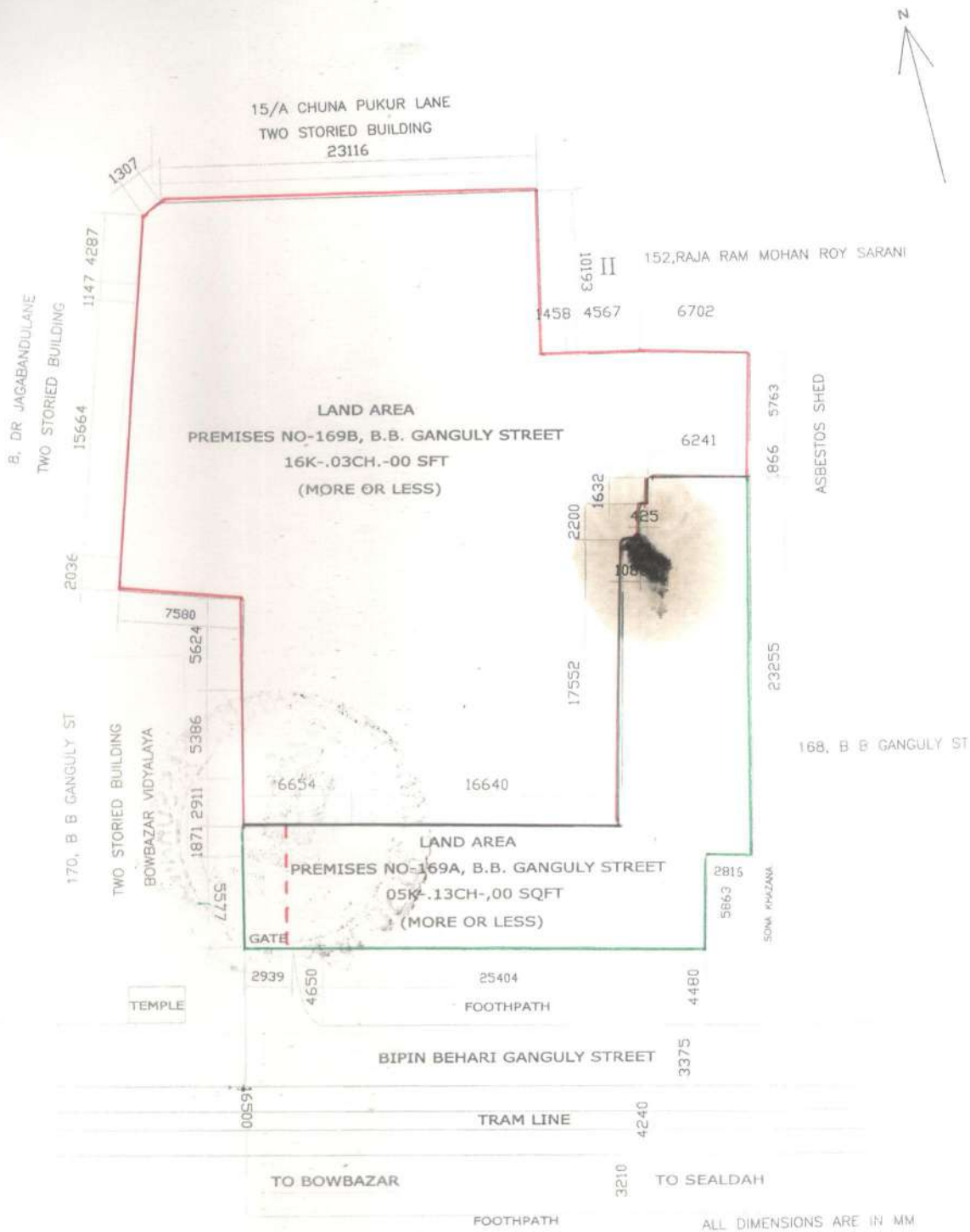
**CONSTITUTED ATTORNEY**

**WITNESSES :**

1. Bankim Sanyal  
Raihati, WB- 743166
2. Basudev Pradhan  
277, B.B. Ganguly St.  
KOL-12.

Drafted By :

  
MD. NURUL HAQUE, Advocate,  
26 K, Kustia Road, Kolkata- 700 039  
Enrolment No. WB/199/86.



CENTRAL HOLDING PVT. LTD.

*Zafar Ahmed Khan*

DIRECTOR

*Charshit Khetawat*  
(CHARSHIT KHETAWAT)

Aarpee Trading & Holdings Pvt Ltd  
*Lalit Kumar Khetawat*  
(LALIT KUMAR KHETAWAT)



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

Name.. Manoj Khetawat  
 Signature..



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

Name.. HARSHIT KHETAWAT  
 Signature..



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

Name.. LALIT KUMAR KHETAWAT  
 Signature..

Aarpee Trading & Holdings Pvt. Ltd

Director

Thumb      First finger      Middle finger      Ring Finger      Small finger



*Zafar Ahmed Khan*

LEFT HAND					
RIGHT HAND					

Name- ZAFAR AHMED KHAN

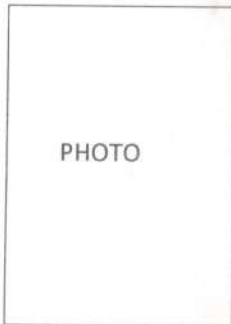
Signature- *Zafar Ahmed Khan*

CENTRAL HOLDING PVT. LTD.

*Zafar Ahmed Khan*

DIRECTOR

Thumb      First finger      Middle finger      Ring Finger      Small finger



LEFT HAND					
RIGHT HAND					

Name- .....

Signature-.....

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

MANUJ KHETAWAT

LALIT KUMAR KHETAWAT

21/06/1988

Permanent Account Number

ARLPK3532H

Signature



03022015

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लौटाएं:  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कालोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

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

*For the purpose of  
registration of property  
(Development Agreement)*



ভারত সরকার

Government of India



মনুজ খেতাওয়াত

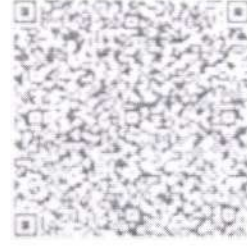
Manuj Khetawat

পিতা : ললিত কুমার খেতাওয়াত

Father : Lalit Kumar Khetawat

জন্মতারিখ / DOB : 21/06/1988

পুরুষ / Male



4034 7591 9070

আধার – সাধারণ মানুষের অধিকার



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

19এ, শরত বোস রোড,  
এল.আর.সারনী, এল.আর.সারনী,  
কোলকাতা, পশ্চিমবঙ্গ, 700020

Address:

19A, SARAT BOSE ROAD,  
L.R.Sarani, L.r.sarani, Kolkata,  
West Bengal, 700020

For the purpose of registration  
of property (Development Agreement)

4034 7591 9070



1947  
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT

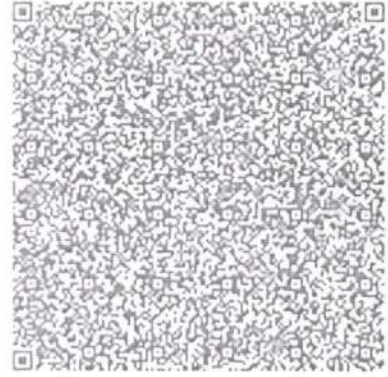


भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**AUBPK2669L**

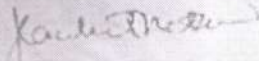


नाम / Name  
**HARSHIT KHETAWAT**

पिता का नाम / Father's Name  
**SURENDRA KUMAR KHETAWAT**

29082018

जन्म की तारीख /  
Date of Birth  
**19/02/1989**

  
हस्ताक्षर / Signature

**इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:**

आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कालोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

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Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

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

*for the purpose of  
registration of property  
(Development Agreement)*



ভারত সরকার  
Government of India



হরশিত ক্ষেতাবত  
Harshit Khetawat  
পিতা : সুরেন্দ্র কুমর ক্ষেতাবত  
Father : Surendra Kumar Khetawat  
জন্মতারিখ / DOB : 19/02/1989  
পুরুষ / Male



3179 5811 7800

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
19 এ, শরত বোস রোড,  
এল.আর.সারনী, এল.আর.সারনী,  
কোলকাতা, পশ্চিমবঙ্গ, 700020

Address:  
19A, SARAT BOSE ROAD,  
L.R.Sarani, L.r.sarani, Kolkata,  
West Bengal, 700020

For the purpose of registration  
of property (development Agreement)

3179 5811 7800



1947  
1800 300 1947



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www.uidai.gov.in



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AACCA5974E



नाम /NAME

AARPEE TRADING & HOLDINGS(P) LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

20-09-1991

*K. Has*

आयकर आयुक्त, प.ब. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / गिरा जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें।  
संयुक्त आयकर आयुक्त (पद्धति एवं प्रशासकीय),  
पी-7,  
धीरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

For the purpose of registration  
of property (Development Agreement)  
Aarpee Trading & Holdings Pvt. Ltd.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

LALIT KUMAR KHETAWAT

PRAHLAD RAI KHETAWAT

10/04/1959

Permanent Account Number

AFCPK5724N

Signature



22062016

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :  
आयकर पेन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कालोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

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

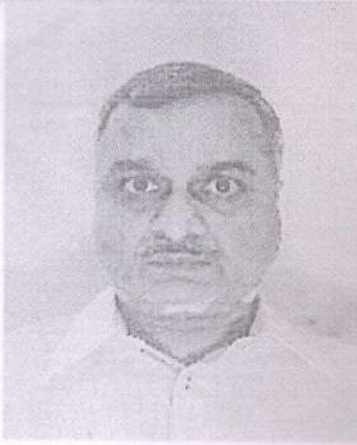
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

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

For the purpose of  
registration of property  
(Development Agreement)



ভারত সরকার  
Government of India



ললিত কুমার খেতাবত  
Lalit Kumar Khetawat  
পিতা : বি.রোড খেতআউআত  
Father : P.R Khetawat  
জন্মতারিখ / DOB : 10/04/1959  
পুরুষ / Male



7039 3914 4580

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
19এ, শরত বোস রোড,  
এল.আর.সারনী, এল.আর.সারনী,  
কোলকাতা, পশ্চিমবঙ্গ, 700020

Address:  
19A, SARAT BOSE ROAD,  
L.R.Sarani, L.r.sarani, Kolkata,  
West Bengal, 700020

For the purpose of registration  
of property (Development Agreement)

7039 3914 4580



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1800 300 1947



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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CENTRAL HOLDING PRIVATE LIMITED



15/06/1999

Permanent Account Number

AACCG0885G

24032003

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ZAFAR AHMED KHAN  
NASIR AHMED KHAN

28/02/1978  
Permanent Account Number

AIHPK8406F

*Zafar Ahmed Khan*  
Signature



14062013



ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

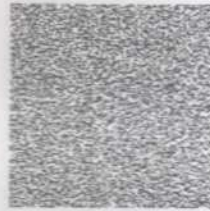
তালিকাভুক্তির নম্বর/ Enrolment No.: 0000/00614/42518

Download Date: 13/02/2020

To  
জাফর আহমেদ খান  
Zafar Ahmed Khan  
C/O NASIR AHMED KHAN  
33  
BELGACHIA ROAD  
BELGACHIA  
Tram Depot  
Belgachia  
Belgachia  
Kolkata West Bengal - 700037  
9831023140

Issue Date: 21/12/2019

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4072 0722 5546**

VID : 9191 3157 6014 3136

আমার আধার, আমার পরিচয়



ভারত চনকার  
Government of India



Download Date: 13/02/2020



জাফর আহমেদ খান  
Zafar Ahmed Khan  
জন্মতারিখ/DOB: 28/02/1976  
পুরুষ/ MALE

Issue Date: 21/12/2019

**4072 0722 5546**

VID : 9191 3157 6014 3136

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিয়োগ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সনো দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App ব্যবহার।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

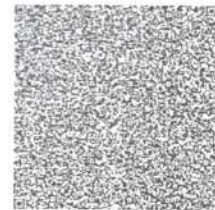


ঠিকানা:

নাসির আহমেদ খান, ৩৩, বেলগাচিয়া রোড, ট্রাম  
ডিপো, বেলগাচিয়া, কলকাতা,  
পশ্চিম বঙ্গ - 700037

Address:

C/O NASIR AHMED KHAN, 33, BELGACHIA  
ROAD, Tram Depot, BELGACHIA,  
Belgachia, Kolkata,  
West Bengal - 700037



**4072 0722 5546**

VID : 9191 3157 6014 3136



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ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

FKY3888179



নির্বাচকের নাম : বঙ্কিম সরকার  
 Elector's Name : Bankim Sarkar  
 পিতার নাম : কার্তিক সরকার  
 Father's Name : Kartik Sarkar  
 লিঙ্গ/Sex : পু/ M  
 জন্ম তারিখ : 12/10/1988  
 Date of Birth : 12/10/1988

FKY3888179

ঠিকানা:  
 ডেবক, মামুদপুর, রাজেন্দ্রপুর, নৈহাটি, উত্তর 24 পরগণা-  
 743166

Address:  
 DEBOK, MAMUDPUR, RAJENDRAPUR,  
 NAIHATI, NORTH 24 PARGANAS- 743166

Date: 04/03/2013

106-কেন্দ্রীয় নির্বাচন কেন্দ্রে নির্ধারিত বিধিমালা অনুসরণে  
 কৃত্যকৃত  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 106-Jagaddal Constituency

বিধান পরিবর্তন হলে নতুন ঠিকানা প্রদান করা হবে এবং  
 পরিবর্তন করা হবে।  
 In case of change in address mention this Card No  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

### Major Information of the Deed

Deed No :	I-1902-10799/2022	Date of Registration	13/09/2022
Query No / Year	1902-8002513410/2022	Office where deed is registered	
Query Date	20/08/2022 3:17:03 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BANKIM SARKAR DEVOCK, Thana : Naihati, District : North 24-Parganas, WEST BENGAL, PIN - 743166, Mobile No. : 9046946747, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 16,50,03,721/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190209785/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: Kolkata, P.S:- Muchipara, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bipin Bihari Ganguly Street, Road Zone : (Sealdah Flyover -- College St. Crossing On Road) , , Premises No: 169A, , Ward No: 048 Pin Code : 700012

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Commercial use	4 Katha 2 Chatak 20 Sq Ft		8,06,42,993/-	Property is on Road , Project Name :

District: Kolkata, P.S:- Muchipara, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bipin Bihari Ganguly Street, Road Zone : (Sealdah Flyover -- College St. Crossing Off Road) , , Premises No: 169B, , Ward No: 048 Pin Code : 700012

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu	11 Katha 9 Chatak		7,14,42,240/-	Width of Approach Road: 10 Ft., , Project Name :
<b>Grand Total :</b>				<b>25.9302Dec</b>	<b>0 /-</b>	<b>1520,85,233 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2233 Sq Ft.	0/-	22,60,913/-	Structure Type: Structure

Gr. Floor, Area of floor :2233 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete



S2	On Land L2	10526 Sq Ft.	0/-	1,06,57,575/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 5900 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 4626 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>12759 sq ft</b>	<b>0/-</b>	<b>129,18,488 /-</b>	

#### Principal Details :

SI No	Name, Address, Photo, Finger print and Signature
1	<p><b>Mr MANUJ KHETAWAT</b>            Son of Mr LALIT KUMAR KHETAWAT 19A, Sarat Bose Road, City:- Not Specified, P.O:- LALA LAJPAT ROY SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxx2H, Aadhaar No: 40xxxxxxxx9070, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022            , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2022            , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence</p>
2	<p><b>Mr HARSHIT KHETAWAT</b>            Son of Mr SURENDRA KUMAR KHETAWAT 19A, Sarat Bose Road, City:- Not Specified, P.O:- LALA LAJPAT ROY SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxx9L, Aadhaar No: 31xxxxxxxx7800, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022            , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2022            , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Pvt. Residence</p>
3	<p><b>AARPEE TRADING &amp; HOLDINGS PRIVATE LIMITED</b>            19A, Sarat Bose Road, City:- Not Specified, P.O:- LALA LAJPAT ROY SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxx4E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>

#### Attorney Details :

SI No	Name, Address, Photo, Finger print and Signature
1	<p><b>CENTRAL HOLDING PRIVATE LIMITED</b>            267, Bipin Bihari Ganguly Street, City:- Kolkata, P.O:- BOWBAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012 , PAN No.:: AAxxxxx5G, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr ZAFAR AHMED KHAN (Presentant )</b> Son of Mr NASIR AHMED KHAN 33 BELGACHIA RD, City:- Not Specified, P.O:- BELGACHIA, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx6F, Aadhaar No: 40xxxxxxxx5546 Status : Representative, Representative of : CENTRAL HOLDING PRIVATE LIMITED (as DIRECTOR)
2	<b>Mr LALIT KUMAR KHETAWAT</b> Son of Late PRAHLAD RAI KHETAWAT 19A, Sarat Bose Road, City:- Not Specified, P.O:- LALA LAJPAT ROY SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx4N, Aadhaar No: 70xxxxxxxx4580 Status : Representative, Representative of : AARPEE TRADING & HOLDINGS PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr BANKIM SARKAR</b> Son of KARTICK SARKAR DEVOCK, City:- Not Specified, P.O:- MAMUDPUR, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743166			

Identifier Of Mr MANUJ KHETAWAT, Mr HARSHIT KHETAWAT, Mr ZAFAR AHMED KHAN, Mr LALIT KUMAR KHETAWAT

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr MANUJ KHETAWAT	CENTRAL HOLDING PRIVATE LIMITED-2.28403 Dec
2	Mr HARSHIT KHETAWAT	CENTRAL HOLDING PRIVATE LIMITED-2.28403 Dec
3	AARPEE TRADING & HOLDINGS PRIVATE LIMITED	CENTRAL HOLDING PRIVATE LIMITED-2.28403 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr MANUJ KHETAWAT	CENTRAL HOLDING PRIVATE LIMITED-6.35938 Dec
2	Mr HARSHIT KHETAWAT	CENTRAL HOLDING PRIVATE LIMITED-6.35938 Dec
3	AARPEE TRADING & HOLDINGS PRIVATE LIMITED	CENTRAL HOLDING PRIVATE LIMITED-6.35938 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr MANUJ KHETAWAT	CENTRAL HOLDING PRIVATE LIMITED-744.33333300 Sq Ft
2	Mr HARSHIT KHETAWAT	CENTRAL HOLDING PRIVATE LIMITED-744.33333300 Sq Ft
3	AARPEE TRADING & HOLDINGS PRIVATE LIMITED	CENTRAL HOLDING PRIVATE LIMITED-744.33333300 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr MANUJ KHETAWAT	CENTRAL HOLDING PRIVATE LIMITED-3508.66666700 Sq Ft
2	Mr HARSHIT KHETAWAT	CENTRAL HOLDING PRIVATE LIMITED-3508.66666700 Sq Ft
3	AARPEE TRADING & HOLDINGS PRIVATE LIMITED	CENTRAL HOLDING PRIVATE LIMITED-3508.66666700 Sq Ft

On 09-09-2022

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

Presented for registration at 18:05 hrs on 09-09-2022, at the Private residence by Mr ZAFAR AHMED KHAN .

**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 16,50,03,721/-

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

Execution is admitted on 09/09/2022 by 1. Mr MANUJ KHETAWAT, Son of Mr LALIT KUMAR KHETAWAT, 19A, Road: Sarat Bose Road, , P.O: LALA LAJPAT ROY SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 2. Mr HARSHIT KHETAWAT, Son of Mr SURENDRA KUMAR KHETAWAT, 19A, Road: Sarat Bose Road, , P.O: LALA LAJPAT ROY SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business

Indetified by Mr BANKIM SARKAR, , Son of KARTICK SARKAR, DEVOCK, P.O: MAMUDPUR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-09-2022 by Mr ZAFAR AHMED KHAN, DIRECTOR, CENTRAL HOLDING PRIVATE LIMITED, 267, Bipin Bihari Ganguly Street, City:- Kolkata, P.O:- BOWBAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012

Indetified by Mr BANKIM SARKAR, , Son of KARTICK SARKAR, DEVOCK, P.O: MAMUDPUR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by profession Advocate

Execution is admitted on 09-09-2022 by Mr LALIT KUMAR KHETAWAT, DIRECTOR, AARPEE TRADING & HOLDINGS PRIVATE LIMITED, 19A, Sarat Bose Road, City:- Not Specified, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Mr BANKIM SARKAR, , Son of KARTICK SARKAR, DEVOCK, P.O: MAMUDPUR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by profession Advocate

*fm2*

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 13-09-2022

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3691, Amount: Rs.100/-, Date of Purchase: 15/01/2022, Vendor name: H C SADHU

*fin*

**Satyajit Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 382820 to 382861

being No 190210799 for the year 2022.



Digitally signed by SATYAJIT BISWAS

Date: 2022.09.17 13:31:34 -07:00

Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/09/17 01:31:34 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.

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