

## Major Information of the Deed

Deed No :	I-1604-01998/2020	Date of Registration	21/07/2020
Query No / Year	1604-2000805789/2020	Office where deed is registered	
Query Date	14/07/2020 5:05:30 PM	1604-2000805789/2020	
Applicant Name, Address & Other Details	Haridas Sardar 10A, Rawdon Street, 1st Floor, Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700017, Mobile No. : 9830032337, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,00,000/-]		
Set Forth value	Market Value		
Rs. 7/-	Rs. 4,00,35,515/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,121/- (Article:48(g))	Rs. 1,00,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dwarir Road, Mouza: Dhamaijala, Ward No: 25, Holding No:1583 JI No: 75, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-471 (RS :-)	LR-55	Bastu	Bastu	32.1 Dec	1/-	1,47,54,765/-	Property is on Road
L2	LR-474 (RS :-)	LR-55	Bastu	Pukur	15 Dec	1/-	68,94,750/-	Property is on Road
L3	LR-475 (RS :-)	LR-55	Bastu	Bastu	12 Dec	1/-	55,15,800/-	Property is on Road
L4	LR-477 (RS :-)	LR-55	Bastu	Bastu	7 Dec	1/-	32,17,550/-	Property is on Road
L5	LR-478 (RS :-)	LR-27	Bastu	Bastu	9 Dec	1/-	41,36,850/-	Property is on Road
L6	LR-479 (RS :-)	LR-119	Bastu	Bastu	8 Dec	1/-	36,77,200/-	Property is on Road
L7	LR-485 (RS :-)	LR-237	Bastu	Bastu	4 Dec	1/-	18,38,600/-	Property is on Road
		<b>TOTAL :</b>			<b>87.1Dec</b>	<b>7 /-</b>	<b>400,35,515 /-</b>	
		<b>Grand Total :</b>			<b>87.1Dec</b>	<b>7 /-</b>	<b>400,35,515 /-</b>	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Khaitan Construction LLP</b> 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AAOFK7355G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>Mr Rohit Khaitan</b> Son of Mr Rajendra Khaitan 5, JBS Halden Avenue, Now P.S. Pragati Maidan., Block/Sector: 4, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BGLPK9094A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Pvt. Residence
3	<b>Mr Ayush Khaitan</b> Son of Mr Rajendra Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Block/Sector: 4, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BWNPK9966M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Pvt. Residence
4	<b>Mr Anshul Khaitan</b> Son of Mr Rajkumar Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DQKPK3956G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Pvt. Residence
5	<b>Mrs Anita Khaitan</b> Daughter of Mr Rajkumar Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFQPK8489Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Pvt. Residence
6	<b>Mrs Radha Khaitan</b> Daughter of Mr Rajendra Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Block/Sector: 4, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFZPK7779Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Pvt. Residence
7	<b>Mrs Priti Khaitan</b> Daughter of Mr Ravindra Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Block/Sector: 4, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AEUPK7283B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Pvt. Residence

8	<b>Mrs Sandhya Khaitan</b> Daughter of Mr Jitendra Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Block/Sector: 4, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJUPS9094D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2020 , Admitted by: Self, Date of Admission: 20/07/2020 ,Place : Pvt. Residence
9	<b>Compass Tradelink Private Limited</b> 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AADCC8383N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	<b>Micrograph Vinimay Private Limited</b> 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AAGCM3163P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	<b>Nightangle Traders Private Limited</b> 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AADCN1632P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	<b>Pioneer Niwas Private Limited</b> 10A, Rawdon Street, 1st Floor, P.O:- Sghakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AADCP9836F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	<b>Bangabhumi Constructions Private Limited</b> 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AACCB3587G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
14	<b>Bangabhumi Real Estate Private Limited</b> 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AADCB6698R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	<b>Greentown Retails Private Limited</b> 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AADCG9185A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	<b>Bolero Commercial Private Limited</b> 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AAECB0562H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Khaitan Construction LLP</b> 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AAOFK7355G,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Ravindra Khaitan (Presentant )</b> Son of Late Ratanlal Khaitan 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hir du, Occupation: Business, Citizen of: India, , PAN No.:: AFQPK8488R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Khaitan Construction LLP (as Partner), Pioneer Nivas Private Limited (as Director), Bangabhumi Constructions Private Limited (as Director), Bolero Commercial Private Limited (as Director), Khaitan Construction LLP (as Partner)
2	<b>Mr Rohit Khaitan</b> Son of Mr Rajendra Khaitan 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hir du, Occupation: Business, Citizen of: India, , PAN No.:: BGLPK9094A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Micrograph Vinimay Private Limited (as Director), Bangabhumi Real Estate Private Limited (as Director)
3	<b>Mr Ayush Khaitan</b> Son of Mr Rajendra Khaitan 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hir du, Occupation: Business, Citizen of: India, , PAN No.:: BWNPK9966M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Nightangle Traders Private Limited (as Director)
4	<b>Mr Anshul Khaitan</b> Son of Mr Rajkumar Khaitan 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hir du, Occupation: Business, Citizen of: India, , PAN No.:: DQKPK3956G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Compass Tradelink Private Limited (as Director), Greentown Retails Private Limited (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Haridas Sardar</b> Son of Late B Sardar Village - Sarberia, P.O:- Sarberia, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN - 743385			

Identifier Of Mr Rohit Khaitan, Mr Ayush Khaitan, Mr Anshul Khaitan, Mrs Anita Khaitan, Mrs Radha Khaitan, Mrs Priti Khaitan, Mrs Sandhya Khaitan, Mr Ravindra Khaitan, Mr Rohit Khaitan, Mr Ayush Khaitan, Mr Anshul Khaitan

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Khaitan Construction LLP	Khaitan Construction LLP-2.00625 Dec
2	Mr Rohit Khaitan	Khaitan Construction LLP-2.00625 Dec
3	Mr Ayush Khaitan	Khaitan Construction LLP-2.00625 Dec
4	Mr Anshul Khaitan	Khaitan Construction LLP-2.00625 Dec
5	Mrs Anita Khaitan	Khaitan Construction LLP-2.00625 Dec
6	Mrs Radha Khaitan	Khaitan Construction LLP-2.00625 Dec
7	Mrs Priti Khaitan	Khaitan Construction LLP-2.00625 Dec
8	Mrs Sandhya Khaitan	Khaitan Construction LLP-2.00625 Dec
9	Compass Tradelink Private Limited	Khaitan Construction LLP-2.00625 Dec

8	Mrs Sandhya Khaitan	Khaitan Construction LLP-0.75 Dec
9	Compass Tradelink Private Limited	Khaitan Construction LLP-0.75 Dec
10	Micrograph Vinimay Private Limited	Khaitan Construction LLP-0.75 Dec
11	Nightangle Traders Private Limited	Khaitan Construction LLP-0.75 Dec
12	Pioneer Niwas Private Limited	Khaitan Construction LLP-0.75 Dec
13	Bangabhumi Constructions Private Limited	Khaitan Construction LLP-0.75 Dec
14	Bangabhumi Real Estate Private Limited	Khaitan Construction LLP-0.75 Dec
15	Greentown Retails Private Limited	Khaitan Construction LLP-0.75 Dec
16	Bolero Commercial Private Limited	Khaitan Construction LLP-0.75 Dec

#### Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Khaitan Construction LLP	Khaitan Construction LLP-0.4375 Dec
2	Mr Rohit Khaitan	Khaitan Construction LLP-0.4375 Dec
3	Mr Ayush Khaitan	Khaitan Construction LLP-0.4375 Dec
4	Mr Anshul Khaitan	Khaitan Construction LLP-0.4375 Dec
5	Mrs Anita Khaitan	Khaitan Construction LLP-0.4375 Dec
6	Mrs Radha Khaitan	Khaitan Construction LLP-0.4375 Dec
7	Mrs Priti Khaitan	Khaitan Construction LLP-0.4375 Dec
8	Mrs Sandhya Khaitan	Khaitan Construction LLP-0.4375 Dec
9	Compass Tradelink Private Limited	Khaitan Construction LLP-0.4375 Dec
10	Micrograph Vinimay Private Limited	Khaitan Construction LLP-0.4375 Dec
11	Nightangle Traders Private Limited	Khaitan Construction LLP-0.4375 Dec
12	Pioneer Niwas Private Limited	Khaitan Construction LLP-0.4375 Dec
13	Bangabhumi Constructions Private Limited	Khaitan Construction LLP-0.4375 Dec
14	Bangabhumi Real Estate Private Limited	Khaitan Construction LLP-0.4375 Dec
15	Greentown Retails Private Limited	Khaitan Construction LLP-0.4375 Dec
16	Bolero Commercial Private Limited	Khaitan Construction LLP-0.4375 Dec

#### Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Khaitan Construction LLP	Khaitan Construction LLP-0.5625 Dec
2	Mr Rohit Khaitan	Khaitan Construction LLP-0.5625 Dec
3	Mr Ayush Khaitan	Khaitan Construction LLP-0.5625 Dec
4	Mr Anshul Khaitan	Khaitan Construction LLP-0.5625 Dec

5	Mrs Anita Khaitan	Khaitan Construction LLP-0.5625 Dec
6	Mrs Radha Khaitan	Khaitan Construction LLP-0.5625 Dec
7	Mrs Priti Khaitan	Khaitan Construction LLP-0.5625 Dec
8	Mrs Sandhya Khaitan	Khaitan Construction LLP-0.5625 Dec
9	Compass Tradelink Private Limited	Khaitan Construction LLP-0.5625 Dec
10	Micrograph Vinimay Private Limited	Khaitan Construction LLP-0.5625 Dec
11	Nightangle Traders Private Limited	Khaitan Construction LLP-0.5625 Dec
12	Pioneer Niwas Private Limited	Khaitan Construction LLP-0.5625 Dec
13	Bangabhumi Constructions Private Limited	Khaitan Construction LLP-0.5625 Dec
14	Bangabhumi Real Estate Private Limited	Khaitan Construction LLP-0.5625 Dec
15	Greentown Retails Private Limited	Khaitan Construction LLP-0.5625 Dec
16	Bolero Commercial Private Limited	Khaitan Construction LLP-0.5625 Dec

#### Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Khaitan Construction LLP	Khaitan Construction LLP-0.5 Dec
2	Mr Rohit Khaitan	Khaitan Construction LLP-0.5 Dec
3	Mr Ayush Khaitan	Khaitan Construction LLP-0.5 Dec
4	Mr Anshul Khaitan	Khaitan Construction LLP-0.5 Dec
5	Mrs Anita Khaitan	Khaitan Construction LLP-0.5 Dec
6	Mrs Radha Khaitan	Khaitan Construction LLP-0.5 Dec
7	Mrs Priti Khaitan	Khaitan Construction LLP-0.5 Dec
8	Mrs Sandhya Khaitan	Khaitan Construction LLP-0.5 Dec
9	Compass Tradelink Private Limited	Khaitan Construction LLP-0.5 Dec
10	Micrograph Vinimay Private Limited	Khaitan Construction LLP-0.5 Dec
11	Nightangle Traders Private Limited	Khaitan Construction LLP-0.5 Dec
12	Pioneer Niwas Private Limited	Khaitan Construction LLP-0.5 Dec
13	Bangabhumi Constructions Private Limited	Khaitan Construction LLP-0.5 Dec
14	Bangabhumi Real Estate Private Limited	Khaitan Construction LLP-0.5 Dec
15	Greentown Retails Private Limited	Khaitan Construction LLP-0.5 Dec
16	Bolero Commercial Private Limited	Khaitan Construction LLP-0.5 Dec

#### Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Khaitan Construction LLP	Khaitan Construction LLP-0.25 Dec

2	Mr Rohit Khaitan	Khaitan Construction LLP-0.25 Dec
3	Mr Ayush Khaitan	Khaitan Construction LLP-0.25 Dec
4	Mr Anshul Khaitan	Khaitan Construction LLP-0.25 Dec
5	Mrs Anita Khaitan	Khaitan Construction LLP-0.25 Dec
6	Mrs Radha Khaitan	Khaitan Construction LLP-0.25 Dec
7	Mrs Priti Khaitan	Khaitan Construction LLP-0.25 Dec
8	Mrs Sandhya Khaitan	Khaitan Construction LLP-0.25 Dec
9	Compass Tradelink Private Limited	Khaitan Construction LLP-0.25 Dec
10	Micrograph Vinimay Private Limited	Khaitan Construction LLP-0.25 Dec
11	Nightangle Traders Private Limited	Khaitan Construction LLP-0.25 Dec
12	Pioneer Niwas Private Limited	Khaitan Construction LLP-0.25 Dec
13	Bangabhumi Constructions Private Limited	Khaitan Construction LLP-0.25 Dec
14	Bangabhumi Real Estate Private Limited	Khaitan Construction LLP-0.25 Dec
15	Greentown Retails Private Limited	Khaitan Construction LLP-0.25 Dec
16	Bolero Commercial Private Limited	Khaitan Construction LLP-0.25 Dec

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dwarir Road, Mouza: Dhamaitala, Ward No: 25, Holding No:1583 JI No: 75, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 471, LR Khatian No:- 55	Owner: কৃষ্ণচন্দ্র মণ্ডল, Gurdian: হারান , Address: নিজ , Classification: ডাঙ্গা, Area:0.06000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 474, LR Khatian No:- 55		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 475, LR Khatian No:- 55		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 477, LR Khatian No:- 55		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 478, LR Khatian No:- 27		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 479, LR Khatian No:- 119	Owner: পঞ্চানন সর্দার, Gurdian: শরত চন্দ, Address: নিজ , Classification: শালি, Area:0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.

L7	LR Plot No:- 485, LR Khatian No:- 237	Owner: षष्ठीचरन सदर्नर, Gurdian: शरत चनद, Address: निज , Classification: शालि, Area: 0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
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On 17-07-2020

**Certificate of Market Value(WB PUVI rules of 2001)**

Certific that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,00,35,515/-



**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 20-07-2020

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

Presented for registration at 14:00 hrs on 20-07-2020, at the Private residence by Mr Ravindra Khaitan ,

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

Execution is admitted on 20/07/2020 by 1. Mr Rohit Khaitan, Son of Mr Rajendra Khaitan, 5, JBS Halden Avenue, Now P.S. Pragati Maidan., Sector: 4, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Business, 2. Mr Ayush Khaitan, Son of Mr Rajendra Khaitan, 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Sector: 4, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Business, 3. Mr Anshul Khaitan, Son of Mr Rajkumar Khaitan, 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Business, 4. Mrs Anita Khaitan, Daughter of Mr Rajkumar Khaitan, 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession House wife, 5. Mrs Radha Khaitan, Daughter of Mr Rajendra Khaitan, 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Sector: 4, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession House wife, 6. Mrs Priti Khaitan, Daughter of Mr Ravindra Khaitan, 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Sector: 4, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession House wife, 7. Mrs Sandhya Khaitan, Daughter of Mr Jitendra Khaitan, 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Sector: 4, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession House wife

Indetified by Mr Haridas Sardar, , , Son of Late B Sardar, Village - Sarberia, P.O: Sarberia, Thana: Joynagar, , South 24 -Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service

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

Execution is admitted on 20-07-2020 by Mr Ravindra Khaitan, Director, Pioneer Niwas Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, P.O:- Sghakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017; Director, Bangabhumi Constructions Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017; Director, Bolero Commercial Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Partner, Khaitan Construction LLP (LLP), 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Partner, Khaitan Construction LLP (LLP), 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr Haridas Sardar, , , Son of Late B Sardar, Village - Sarberia, P.O: Sarberia, Thana: Joynagar, , South 24 -Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service

Execution is admitted on 20-07-2020 by Mr Rohit Khaitan, Director, Micrograph Vinimay Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Director, Bangabhumi Real Estate Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr Haridas Sardar, , Son of Late B Sardar, Village - Sarberia, P.O: Sarberia, Thana: Joynagar, , South 24 -Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service

Execution is admitted on 20-07-2020 by Mr Ayush Khaitan, Director, Nightangle Traders Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr Haridas Sardar, , Son of Late B Sardar, Village - Sarberia, P.O: Sarberia, Thana: Joynagar, , South 24 -Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service

Execution is admitted on 20-07-2020 by Mr Anshul Khaitan, Director, Compass Tradelink Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Director, Greentown Retails Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr Haridas Sardar, , Son of Late B Sardar, Village - Sarberia, P.O: Sarberia, Thana: Joynagar, , South 24 -Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service

*Pradipta*

**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 21-07-2020**

**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**

Certific that required Registration Fees payable for this document is Rs 1,00,053/- ( B = Rs 1,00,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,00,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/07/2020 5:40PM with Govt. Ref. No: 192020210039052381 on 16-07-2020, Amount Rs: 1,00,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKN3251561 on 16-07-2020, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certific that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 75,021/-

#### Description of Stamp

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Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/07/2020 5:40PM with Govt. Ref. No: 192020210039052381 on 16-07-2020, Amount Rs: 75,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKN3251561 on 16-07-2020, Head of Account 0030-02-103-003-02



**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2020, Page from 74082 to 74158

being No 160401998 for the year 2020.



*Pradipta*

Digitally signed by PRADIPTA KISHORE  
GUHA

Date: 2020.07.27 12:27:43 +05:30

Reason: Digital Signing of Deed.

**(Pradipta Kishore Guha) 2020/07/27 12:27:43 PM**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS**  
**West Bengal.**

**(This document is digitally signed.)**