

03/03/22

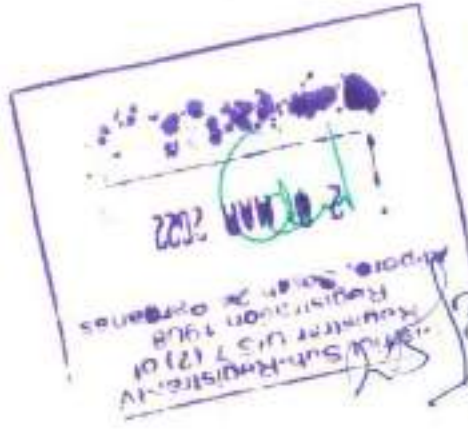
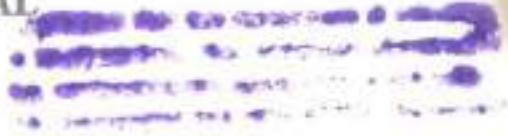
D-3194/22



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AL 235450

25/03/2022  
Q-2000856181/2022  
A-45 P.H.



v.c

THIS DEED OF RECTIFICATION made this 25<sup>th</sup> day of March TWO THOUSAND AND TWENTY TWO BETWEEN 1) KHAITAN CONSTRUCTION LLP, (INCOME TAX PAN AAOFK7355G), a limited liability partnership incorporated and registered under The Limited Liability Partnership Act, 2008, having its registered office and principal place of business at 10A, Rawdon Street, Rawdon Enclave, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata - 700 017, represented by its Partner SRI RAVINDRA KHAITAN (INCOME TAX PAN AFQPK8488R), son of Late Ratan Lal Khaitan, by caste Hindu, by

Contd. . .

A-45 P.H.  
5/3/22

66073

22 MAR 2022

DATE.....  
 SOLD TO..... MAYANK KAKRANIA  
 Advocate  
 ADDRESS..... 10, Old Post Office Street  
 RS..... Kolkata - 700 001

CODE NO. (1037)  
 LICENCED I. O.  
 70 & 20A / 1973

ANJUSHREE BANERJEE  
 L. S. VENDOR (O.S.)  
 HIGH COURT, KOLKATA-700 001

22 MAR 2022

Unit by



2131

Unit by

(ROHIT KHATUN)



2131

For Micrograph Viomay Pvt. Ltd.

Unit by

Director



2131

Sasabkomi Real Estate Pvt. Ltd.

Unit by

Director




Sub-Registrar  
 Registrar No. 5 (2) of  
 Registration 1908  
 Alipore, South 24 Parganas

25 MAR 2022

Handed Sundar  
 S/O Late B. Sundar  
 Village & P.O. Sambhar  
 P.S. Jangraon  
 South 24 P.S.  
 Sundar

occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Kolkata – 700 017, 2) **SRI ROHIT KHAITAN, (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, by occupation business, 3) **SRI AYUSH KHAITAN, (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, by occupation business, 4) **SRI ANSHUL KHAITAN, (INCOME TAX PAN DQKPK3956G)**, son of Sri Raj Kumar Khaitan, by occupation business, 5) **SMT. ANITA KHAITAN, (INCOME TAX PAN AFQPK8489Q)**, wife of Sri Raj Kumar Khaitan, by occupation housewife, 6) **SMT. RADHA KHAITAN, (INCOME TAX PAN AFZPK7779Q)**, wife of Sri Rajendra Khaitan, by occupation housewife, 7) **SMT. PRITI KHAITAN, (INCOME TAX PAN AEUPK7283B)**, wife of Sri Ravindra Khaitan, by occupation housewife, 8) **SMT. SANDHYA KHAITAN, (INCOME TAX PAN AJUPS9094D)**, wife of Sri Jitendra Khaitan, by occupation housewife, all by caste Hindu and all at present residing at 'Silver Spring' No. 5, J. B. S. Halden Avenue, Police Station Tiljala now Pragati Maidan, Post Office Dhapa, Kolkata – 700 105, 9) **COMPASS TRADELINK PVT. LTD., (INCOME TAX PAN AADCC8383N)**, a private limited company having its registered office at Express Tower, 4<sup>th</sup> Floor, 42A, Shakespeare Sarani, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ANSHUL KHAITAN**, son of Sri Raj Kumar Khaitan, **(INCOME TAX PAN DQKPK3956G)**, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, 10) **MICROGRAPH VINIMAY PVT. LTD., (INCOME TAX PAN AAGCM3163P)**, a private limited company having its registered office at Express Tower, 4<sup>th</sup> Floor, 42A, Shakespeare Sarani, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ROHIT KHAITAN, (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, 11) **NIGHTANGLE TRADERS PVT. LTD., (INCOME TAX PAN AADCN1632P)**, a private limited company having its registered office at Express Tower, 4<sup>th</sup> Floor, 42A, Shakespeare Sarani, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI AYUSH KHAITAN, (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave,

Contd. . .

 2132  
For Compass Tradelink Pvt. Ltd.


Anshul Khaitan


Director

 2132  
For Greentown Retails Pvt. Ltd.

Anshul Khaitan


Director

 2132  
Anshul Khaitan

 2133  
For Nightangle Traders Pvt. Ltd.

Anshul Khaitan

Director

 2133  
Anshul Khaitan

 2139  
2139  
Khaitan Construction LLP

Partner / Authorised Signatory



Sub-Registrar-IV  
Under U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

25 MAR 2022

10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, 12) **PIONEER NIWAS PVT. LTD., (INCOME TAX PAN AADCP9836F)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI RAVINDRA KHAITAN (Pan No. AFQPK8488R)**, son of late Ratan Lal Khaitan by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, 13) **BANGABHUMI CONSTRUCTIONS PVT. LTD., (INCOME TAX PAN AACCB3587G)**, a private limited company having its registered office at 'Rawdon Enclave', No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI RAVINDRA KHAITAN (INCOME TAX PAN AFQPK8488R)**, son of Late Ratan Lal Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Kolkata – 700 017, 14) **BANGABHUMI REAL ESTATE PVT. LTD., (INCOME TAX PAN AADCB6698R)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ROHIT KHAITAN, (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Kolkata – 700 017, 15) **GREENTOWN RETAILS PVT. LTD., (INCOME TAX PAN AADCG9185A)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ANSHUL KHAITAN, (INCOME TAX PAN DQKPK3956G)** son of Sri Raj Kumar Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, 16) **BOLERO COMMERCIAL PVT. LTD., (INCOME TAX PAN AAECBO562H)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI RAVINDRA KHAITAN (INCOME TAX PAN AFQPK8488R)**, son of late Ratan Lal Khaitan, by caste Hindu, by occupation business

Contd. . .

 2138  
2139

For PIONEER NIWAS PVT. LTD.

  
Director

 2139

For Bangabhumi Constructions Pvt. Ltd.

  
Director

 2139

For BOLERO COMMERCIAL PVT. LTD.

  
Director

 2138

/ Anita Khaitan

 2136

/ Radha Khaitan

 2137

/ Binti Khaitan



Sub-Registrar-IV  
S.O. 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

25 MAR 2022

and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, hereinafter collectively referred to as the '**PARTY OF THE FIRST PART**', (which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and be deemed to mean and include their respective successors, successors in office, successors in interest, the Karta and the other co-parceners and members for the time being of the HUF and assigns) of the **ONE PART AND KHAITAN CONSTRUCTION LLP, (INCOME TAX PAN AAOFK7355G)**, a limited liability partnership incorporated and registered under The Limited Liability Partnership Act, 2008, having its registered office and principal place of business at 10A, Rawdon Street, Rawdon Enclave, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Partner **SRI RAVINDRA KHAITAN (INCOME TAX PAN AFQPK8488R)**, son of Late Ratan Lal Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1<sup>st</sup> Floor, Kolkata – 700 017, hereinafter referred to as the '**PARTY OF THE SECOND PART**', (which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and be deemed to mean and include its partners for the time being and their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**

#### **WHEREAS:**

A. By and under a Joint Development Agreement dated 20<sup>th</sup> day of July, 2020 made and executed by and between Khaitan Construction LLP and 15 others, the party of the first Part herein, there in referred to as the owners of the One Part and Khaitan Construction LLP, the party of the second part herein, therein referred to as the Developer of the Other Part, and registered in the office of the District Sub Registrar – IV, Alipore, South 24 Parganas in Book- I, Volume No. 1604-2020, page from 74082 to 74158, being No. 160401998, for the year 2020, (hereinafter referred to as "**SAID DEVELOPMENT AGREEMENT**"), the owners therein, the party of the first part herein at or for the security deposit and on the other terms and conditions therein contained granted unto and in favour of the developer therein, the party of the second Part herein, the exclusive right to develop and make construction on **ALL THAT** the piece and parcel of Danga, Pukur, Shall vacant land without structures, measuring

Contd. . .

2135

1 Sandhya Khaitan



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipora, South 24 Parganas

25 MAR 2022



more or less 87.10 decimals in R. S. Dag Nos. 452 (32.10 decimals), 453 (15.0 decimals), 454 (12.0 decimals), 456 (7.0 decimals), 457 (9.0 decimals), 458 (8.0 decimals) and 462 (4.0 decimals) corresponding to L.R. Dag Nos. 471, 474, 475, 477, 478, 479 and 485, under L.R. Khatian Nos. 55, 27,119 and 237 in Mouza Dhamaitala, J. L. No. 75, in Holding No. 1583, Darir Road, under Rajpur Sonarpur Municipality, Ward No. 25, Police Station - Sonarpur, District-South 24 Parganas, Kolkata -700151 (hereinafter collectively referred to as the "SAID LAND"), as more fully and particularly mentioned and described in the **FIRST SCHEDULE** thereunder written, and also in the **SCHEDULE** hereunder written.

**B.** In the said Development Agreement, due to inadvertence and oversight, at page 8 of the said Development Agreement, in the **third line** of paragraph No. 13, instead of "Rs. 50,00,000/- (Rupees fifty lacs)", "Rs. 1,00,00,000/- (Rupees one crore)" was mentioned. Also in the Receipt and Memo of Consideration at page 24 of the said Development Agreement, instead of "Rs. 50,00,000/- (Rupees fifty lacs)", "Rs. 1,00,00,000/- (Rupees one crore)" was mentioned (hereinafter collectively referred to as the "SAID MISTAKES").

**C.** The said mistakes could not be detected and/or noticed by either of the parties till the time of execution and registration of the said Development Agreement. The said mistakes have now been identified and/or come to the knowledge of the parties hereto. The said mistakes have now been agreed to be rectified and/or amended by and between the parties hereto and thereto also, by and under these presents.

**NOW THIS DEED WITNESSETH** that the following mistakes in the said Development Agreement have been agreed to be rectified and corrected by and between the parties hereto in the following manner:

1. At page 8 of the said Development Agreement, in the **third line** of paragraph No. 13, "Rs. 50,00,000/- (Rupees fifty lacs)", shall be replaced with "Rs. 1,00,00,000/- (Rupees one crore)". Hence, "Rs. 1,00,00,000/- (Rupees one crore)" shall be deleted and "Rs. 50,00,000/- (Rupees fifty lacs)", shall be replaced.
2. In the Receipt and Memo of Consideration at page 24 of the said Development Agreement, "Rs. 50,00,000/- (Rupees fifty lacs)", shall be replaced with "Rs.

Contd. . .

1,00,00,000/- (Rupees one crore)" Hence, "Rs. 1,00,00,000/- (Rupees one crore)" shall be deleted and "Rs. 50,00,000/- (Rupees fifty lacs)", shall be replaced.

3. This Deed of Rectification is and the same shall be a part of and be read with the said Development Agreement.

4. Thus, as rectified and corrected in the manner aforesaid, the said Development Agreement shall remain in full force and effect.

**THE SCHEDULE ABOVE REFERRED TO:**

**"SAID LAND"**

ALL THAT the piece and parcel of Danga, Pukur, Shali vacant land without structures, measuring more or less 87.10 decimals in R. S. Dag Nos. 452 (32.10 decimals), 453 (15.0 decimals), 454 (12.0 decimals), 456 (7.0 decimals), 457 (9.0 decimals), 458 (8.0 decimals) and 462 (4.0 decimals) corresponding to L.R. Dag Nos. 471, 474, 475, 477, 478, 479 and 485, under L.R. Khatian Nos. 55, 27,119 and 237 in Mouza Dhamaitala, J. L. No. 75, in Holding No. 1583, Darir Road, under Rajpur Sonarpur Municipality, Ward No. 25, Police Station - Sonarpur, District-South 24 Parganas, Kolkata -700151.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands, seals and signatures on the day month and year first above written.

SIGNED SEALED AND DELIVERED by the  
PARTY OF THE FIRST PART at Kolkata in the  
presence of:

1. Chandan Shome  
10A Rawdon Street  
Kolkata - 700017
2. Harri das Sarda,  
office at 10A, Rawdon Street  
Kolkata - 700017.

**Khaitan Construction LLP**



Partner / Authorised Signatory

For Bangabhumi Constructions Pvt. Ltd.



Director

For PIONEER NIWAS PVT. LTD



Director

Contd. . .

For BOLERO COMMERCIAL PVT. LTD.

*[Signature]*  
Director

Shreebhumi Real Estate Pvt. Ltd.

*[Signature]*  
Director

For Micrograph Vinimay Pvt. Ltd.

*[Signature]*  
Director

For Compass Tradelink Pvt. Ltd.

*Ashul Khaitan*  
Director

For Greentown Retail Pvt. Ltd.

*Ashul Khaitan*  
Director

For Nightangle Traders Pvt. Ltd.

*Ashul Khaitan*  
Director

*[Signature]*  
*Ashul Khaitan*

*Ashul Khaitan*  
Amita Khaitan  
Radha Khaitan


*Priiti Khaitan*  
*Sandhya Khaitan*

Contd...

SIGNED SEALED AND DELIVERED by the  
PARTY OF THE SECOND PART at Kolkata in  
the presence of:

1. Chandan Shome -  
10 A Rowson Street,  
Kolkata - 700 017
2. Chandan Shome,

Drafted by me.



Mayank Kakrania  
Advocate, High Court, Calcutta,  
10, Old Post Office Street,  
Right Wing, 1<sup>st</sup> Floor, Room No. 34A,  
Kolkata - 700 001.  
Enrolment No. WB/1287A/99

Khaitan Construction LLP

Signature



Partner / Authorized Signatory

# SPECIMEN FORM FOR TEN FINGERPRINTS



*Shamir A (1000 1000)*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Amir (1000 1000)*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Amir (1000 1000)*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

## SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Abul Khair</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



<i>Radha Khaitan</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



<i>Anita Khaitan</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

## SPECIMEN FORM FOR TEN FINGERPRINTS



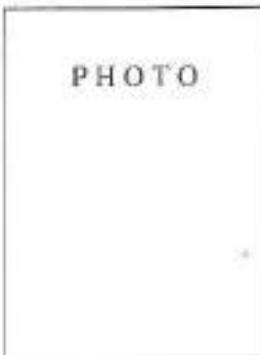
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

Briti Khaitan



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

Savanya Khaitan



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas







Signature / LTI Sheet of Query No/Year 16042000856181/2022

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 Rohit Khaitan 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, City:- Not Specified, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105.	Executant			 25/3/22
2	Mr Ayush Khaitan 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700105.	Executant			 25/3/22
3	Mr Anshul Khaitan 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700105.	Executant			 25/3/22




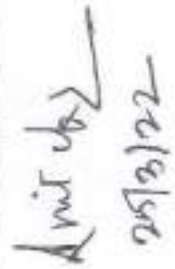

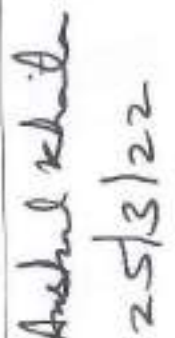

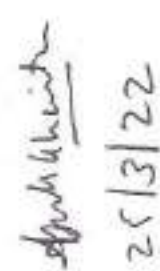
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Arita Khaitan 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, City:- Not Specified, P.O:- Dhapa, P.S.-Tiljala, District:- South 24-Parganas, West Bengal, India. PIN:- 700105	Executant			Arita Khaitan 25.03.22
5	Mrs Radha Khaitan 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, City:- Not Specified, P.O:- Dhapa, P.S.-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700017	Executant			Radha Khaitan 25.3.22
6	Mrs Priti Khaitan 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, City:- Not Specified, P.O:- Dhapa, P.S.-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105	Executant			Priti Khaitan 25.03.22

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
7	Mrs Sandhya Khaitan 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700105	Executant			<i>Sandhya Khaitan</i> 25.9.2022
8	Mr RAVINDRA KHAITAN Office At 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O.- SHAKESPEARE SARANI, P.S.- Shakespear Sarani, District:-Kolkata, West Bengal, India PIN:- 700017	Representative of Executant [Khaitan Construction LLP] [Pioneer Invas Private Limited] [Bangabumi Constructions Private Limited] [BOLERO COMMERCIAL PRIVATE LIMITED]			<i>R. RAVINDRA KHAITAN</i> 25-09-2022

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
9	Mr Rohit Khaitan Office At 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017	Representative of Executant [Micrograph Vinimay Private Limited ] (BANGABHUMI REAL ESTATE Private Limited )			 25/3/22
10	Mr Anshul Khaitan Office At 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017	Representative of Executant [Compass Tradelink Private Limited ] (GREENTOWN RETAILS PRIVATE LIMITED )			 25/3/22
11	Mr Ayush Khaitan Office At 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017	Representative of Executant [Nightangle Traders Private Limited ]			 25/3/22

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Haridas Sardar Son of Late B Sardar Village - Sarberia, City:- Not Specified, P.O:- Sarberia, P.S:- Joynagar, District:- South 24-Parganas, West Bengal, India, PIN:- 743355	Mr Rohit Khaitan, Mr Ayush Khaitan, Mr Anshul Khaitan, Mr Anita Khaitan, Mrs Radha Khaitan, Mrs Priti Khaitan, Mrs Sandhya Khaitan, Mr RAVINDR KHAITAN, Mr Anshul Khaitan, f Ayush Khaitan			 25.10.2022

(Anupam Haider)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal



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

Query No / Year	2000856181/2022	Office where deed will be registered
Query Date	16/03/2022 11:35:04 AM	Deed can be registered in any of the offices mentioned on Note: 11
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	
[0904] Declaration, Deed of Rectification	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 7/-	Rs. 3,44,80,645/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 30/- (Article:4)	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dwarir Road, Mouza: Dhamaitala, Ward No: 25 JI No: 75, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	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/-	1,32,79,289/-	Property is on Road

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

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-474 (RS :-)	LR-55	Pukur	Pukur	15 Dec	1/-	46,53,956/-	Property is on Road
L3	LR-475 (RS :-)	LR-55	Bastu	Bastu	12 Dec	1/-	49,64,220/-	Property is on Road
L4	LR-477 (RS :-)	LR-55	Bastu	Bastu	7 Dec	1/-	28,95,795/-	Property is on Road
L5	LR-478 (RS :-)	LR-27	Bastu	Bastu	9 Dec	1/-	37,23,165/-	Property is on Road
L6	LR-479 (RS :-)	LR-119	Bastu	Bastu	8 Dec	1/-	33,09,480/-	Property is on Road
L7	LR-485 (RS :-)	LR-237	Bastu	Bastu	4 Dec	1/-	16,54,740/-	Property is on Road
TOTAL :					55Dec	6/-	212,01,356 /-	
Grand Total :					87.1Dec	7/-	344,80,645 /-	



**Executant Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Khaitan Construction LLP ( Private Limited Company ) 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 PAN No. AAxxxxxx5G, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	Mr Rohit Khaitan Son of Mr Rajendra Khaitan,5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, City:- Not Specified, 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. BGxxxxxx4A, Aadhaar No Not Provided by UIDAI Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr Ayush Khaitan Son of Mr Rajendra Khaitan,5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, City:- Not Specified, 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. BWxxxxxx6M, Aadhaar No Not Provided by UIDAI Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mr Anshul Khaitan Son of Mr Rajkumar Khaitan,5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, City:- Not Specified, 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. DQxxxxxx6G, Aadhaar No Not Provided by UIDAI Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Mrs Anita Khaitan Wife of Mr Rajkumar Khaitan,5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, City:- Not Specified, 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. AFxxxxxx9Q, Aadhaar No Not Provided by UIDAI Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



6	Mrs Radha Khaitan Wife of Mr Rajendra Khaitan,5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, City:- Not Specified, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AFxxxxxx9Q, Aadhaar No Not Provided by UIDAIStatus :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	Mrs Priti Khaitan Wife of Mr Ravindra Khaitan,5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, City:- Not Specified, 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. AExxxxxx3B, Aadhaar No Not Provided by UIDAIStatus :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
8	Mrs Sandhya Khaitan Wife of Mr Jitendra Khaitan,5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, City:- Not Specified, 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. AJxxxxxx4D, Aadhaar No Not Provided by UIDAIStatus :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
9	Compass Tradelink Private Limited ( Private Limited Company ) ,10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 PAN No. AAxxxxxx3N, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative
10	Micrograph Vinimay Private Limited ( Private Limited Company ) ,10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 PAN No. AAxxxxxx3P, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative
11	Nightangle Traders Private Limited ( Private Limited Company ) ,10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 PAN No. AAxxxxxx2P, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative
12	Pioneer Niwas Private Limited ( Private Limited Company ) ,10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 PAN No. AAxxxxxx6F, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative
13	Bangabhumi Constructions Private Limited ( Private Limited Company ) ,10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700105 PAN No. AAxxxxxx7G, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative



14	BANGABHUMI REAL ESTATE Private Limited ( Private Limited Company ) 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 PAN No. AAxxxxxx8R, Aadhaar No Not Provided by UIDAI Status: Organization, Executed by: Representative	Organization	Executed by: Representative
15	GREENTOWN RETAILS PRIVATE LIMITED ( Private Limited Company ) 10A, RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 PAN No. AAxxxxxx5A, Aadhaar No Not Provided by UIDAI Status: Organization, Executed by: Representative	Organization	Executed by: Representative
16	BOLERO COMMERCIAL PRIVATE LIMITED ( Private Limited Company ) 10A, RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 PAN No. AAxxxxxx2H, Aadhaar No Not Provided by UIDAI Status: Organization, Executed by: Representative	Organization	Executed by: Representative

#### Representative Details :

Sl No	Name & Address	Representative of
1	Mr RAVINDRA KHAITAN Son of Late RATANLAL KHAITAN Office At 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx8R, Aadhaar No Not Provided by UIDAI	Khaitan Construction LLP (as Partner), Pioneer Niwas Private Limited (as Director), Bangabhumi Constructions Private Limited (as Director), BOLERO COMMERCIAL PRIVATE LIMITED (as Director)
2	Mr Rohit Khaitan Son of Mr Rajendra Khaitan Office At 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BGxxxxxx4A, Aadhaar No Not Provided by UIDAI	Micrograph Vinimay Private Limited (as Director), BANGABHUMI REAL ESTATE Private Limited (as Director)
3	Mr Anshul Khaitan Son of Mr Rajkumar Khaitan Office At 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. DQxxxxxx6G, Aadhaar No Not Provided by UIDAI	Compass Tradelink Private Limited (as Director), GREENTOWN RETAILS PRIVATE LIMITED (as Director)
4	Mr Ayush Khaitan Son of Mr Rajendra Khaitan Office At 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BWxxxxxx6M, Aadhaar No Not Provided by UIDAI	Nightangle Traders Private Limited (as Director)





## Land Details as per Land Record

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dwarir Road, Mouza: Dhamaitala, , Ward No: 25 JI No: 75, , Pin Code : 700151

Sc 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:সরান , Address:নিজ , Classification:ডঙ্গা, Area:0.01 Acre,	Seller is not the recorded Owner as per Applicant.

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

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by 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:শঙ্কর সর্দার, Gurdian:শরৎ চন্দ্র, Address:নিজ , Classification:শালি, Area:0.04 Acre,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 485, LR Khatian No:- 237	Owner:বর্তীচরণ সর্দার, Gurdian:শরৎ চন্দ্র, Address:নিজ , Classification:শালি, Area:0.02 Acre,	Seller is not the recorded Owner as per Applicant.

### Identifier Details :

Name & address
Mr Haridas Sardar Son of Late B Sardar Village - Sarberia, City:- Not Specified, P.O:- Sarberia, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743385, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , 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 Anshul Khaitan, Mr Ayush Khaitan

### Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 15-04-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 15-04-2022)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.



Query No: 2000356181 of 2022, Printed On : Mar 16 2022 11:35AM, Generated from wberegistration.gov.in

7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that seller/transferor(s) is not recorded owner/tenant(s). Please get his/her(their) name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website:  
[banglarbhumi.gov.in](http://banglarbhumi.gov.in).
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SONARPUR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



### Major Information of the Deed

Deed No :	I-1604-03194/2022	Date of Registration	28/03/2022
Query No / Year	1604-2000856181/2022	Office where deed is registered	
Query Date	16/03/2022 11:35:04 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
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		
[0904] Declaration, Deed of Rectification	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 7/-	Rs. 3,44,80,645/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 53/- (Article:E, E)		
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: Dhamaitala, Ward No: 25 JI No: 75, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Use 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/-	1,32,79,289/-	Property is on Road

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 Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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L5	LR-478 (RS :-)	LR-27	Bastu	Bastu	9 Dec	1/-	37,23,165/-	Property is on Road
L6	LR-479 (RS :-)	LR-119	Bastu	Bastu	8 Dec	1/-	33,09,480/-	Property is on Road
L7	LR-485 (RS :-)	LR-237	Bastu	Bastu	4 Dec	1/-	16,54,740/-	Property is on Road
		<b>TOTAL :</b>			<b>55Dec</b>	<b>6 /-</b>	<b>212,01,356 /-</b>	
		<b>Grand Total :</b>			<b>87.1Dec</b>	<b>7 /-</b>	<b>344,80,645 /-</b>	

**Executant Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Khaitan Construction LLP</b> 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>Mr Rohit Khaitan (Presentant )</b> Son of Mr Rajendra Khaitan 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, City:- Not Specified, 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.:: BGxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/03/2022 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution : 25/03/2022 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Pvt. Residence
3	<b>Mr Ayush Khaitan</b> Son of Mr Rajendra Khaitan 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, City:- Not Specified, 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.:: BWxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/03/2022 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution : 25/03/2022 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Pvt. Residence
4	<b>Mr Anshul Khaitan</b> Son of Mr Rajkumar Khaitan 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, City:- Not Specified, 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.:: DQxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/03/2022 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution : 25/03/2022 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Pvt. Residence
5	<b>Mrs Anita Khaitan</b> Wife of Mr Rajkumar Khaitan 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, City:- Not Specified, 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.:: AFxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/03/2022 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution : 25/03/2022 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Pvt. Residence
6	<b>Mrs Radha Khaitan</b> Wife of Mr Rajendra Khaitan 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/03/2022 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution : 25/03/2022 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Pvt. Residence
7	<b>Mrs Priti Khaitan</b> Wife of Mr Ravindra Khaitan 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, City:- Not Specified, 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.:: AExxxxxx38,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/03/2022 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution : 25/03/2022 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Pvt. Residence

8	<b>Mrs Sandhya Khaitan</b> Wife of Mr Jitendra Khaitan 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, City:- Not Specified, 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.:: AJxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/03/2022 Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/03/2022 Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Pvt. Residence
9	<b>Compass Tradelink Private Limited</b> 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx3N,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, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx3P,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, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx2P,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, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx6F,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, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700105 , PAN No.:: AAxxxxxx7G,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, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx8R,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, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5A,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, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr RAVINDRA KHAITAN</b> Son of Late RATANLAL KHAITAN Office At 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Khaitan Construction LLP (as Partner), Pioneer Niwas Private Limited (as Director), Bangabhumi Constructions Private Limited (as Director), BOLERO COMMERCIAL PRIVATE LIMITED (as Director)

2	<b>Mr Rohit Khaitan</b> Son of Mr Rajendra Khaitan Office At 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx4A,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 Anshul Khaitan</b> Son of Mr Rajkumar Khaitan Office At 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DQxxxxxx6G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Compass Tradelink Private Limited (as Director), GREENTOWN RETAILS PRIVATE LIMITED (as Director)
4	<b>Mr Ayush Khaitan</b> Son of Mr Rajendra Khaitan Office At 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BWxxxxxx6M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Nightangle Traders Private Limited (as Director)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Haridas Sardar</b> Son of Late B Sardar Village - Sarberia, City- , 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 Priit Khaitan, Mrs Sandhya Khaitan, Mr RAVINDRA KHAITAN, Mr Rohit Khaitan, Mr Anshul Khaitan, Mr Ayush Khaitan			

#### Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dwarir Road, Mouza: Dhamataia , Ward No: 25 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: ককটস মণ্ডল, Gurdian: হারাল , Address: নিজ , Classification: জঙ্গল, Area: 0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dwarir Road, Mouza: Dhamataia , 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
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.

	Nb-119	চলস, Address: নিজ Classification: শাপি, Area: 0.04000000 Acre,	per Applicant.
L7	LR Plot No:- 485, LR Khatian No:- 237	Owner: খতীচরন সরকার, Gurdian: শরত চন্দ্র, Address: নিজ Classification: শাপি, Area: 0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 25-03-2022

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

Presented for registration at 16:45 hrs on 25-03-2022, at the Private residence by Mr Rohit Khaitan, one of the Executants

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

Execution is admitted on 25/03/2022 by 1. Mr Rohit Khaitan, Son of Mr Rajendra Khaitan, 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, 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. Prag, 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. Prag, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Business, 4. Mrs Anita Khaitan, Wife of Mr Rajkumar Khaitan, 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession House wife, 5. Mrs Radha Khaitan, Wife of Mr Rajendra Khaitan, 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession House wife, 6. Mrs Priti Khaitan, Wife of Mr Ravindra Khaitan, 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession House wife, 7. Mrs Sandhya Khaitan, Wife of Mr Jitendra Khaitan, 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession House wife

Identified 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 25-03-2022 by Mr RAVINDRA KHAITAN, Director, Pioneer Niwas Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, Bangabhumi Constructions Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700105; Director, BOLERO COMMERCIAL PRIVATE LIMITED (Private Limited Company), 10A, RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Partner, Khaitan Construction LLP (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Identified 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 25-03-2022 by Mr Rohit Khaitan, Director, Micrograph Vinimay Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, BANGABHUMI REAL ESTATE Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017


Identified 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 25-03-2022 by Mr Anshul Khaitan, Director, Compass Tradelink Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, GREENTOWN RETAILS PRIVATE LIMITED (Private Limited Company), 10A, RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Identified 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 25-03-2022 by Mr Ayush Khaitan, Director, Nightriangle Traders Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017



  
Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 28-03-2022

**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 : 4 of Indian Stamp Act 1899.


**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 53/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 66073, Amount: Rs.100/-, Date of Purchase: 22/03/2022, Vendor name: A Banerjee

  
Anupam Halder  
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 1604-2022, Page from 125125 to 125153

being No 160403194 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.04.06 11:17:50 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/04/06 11:17:50 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)