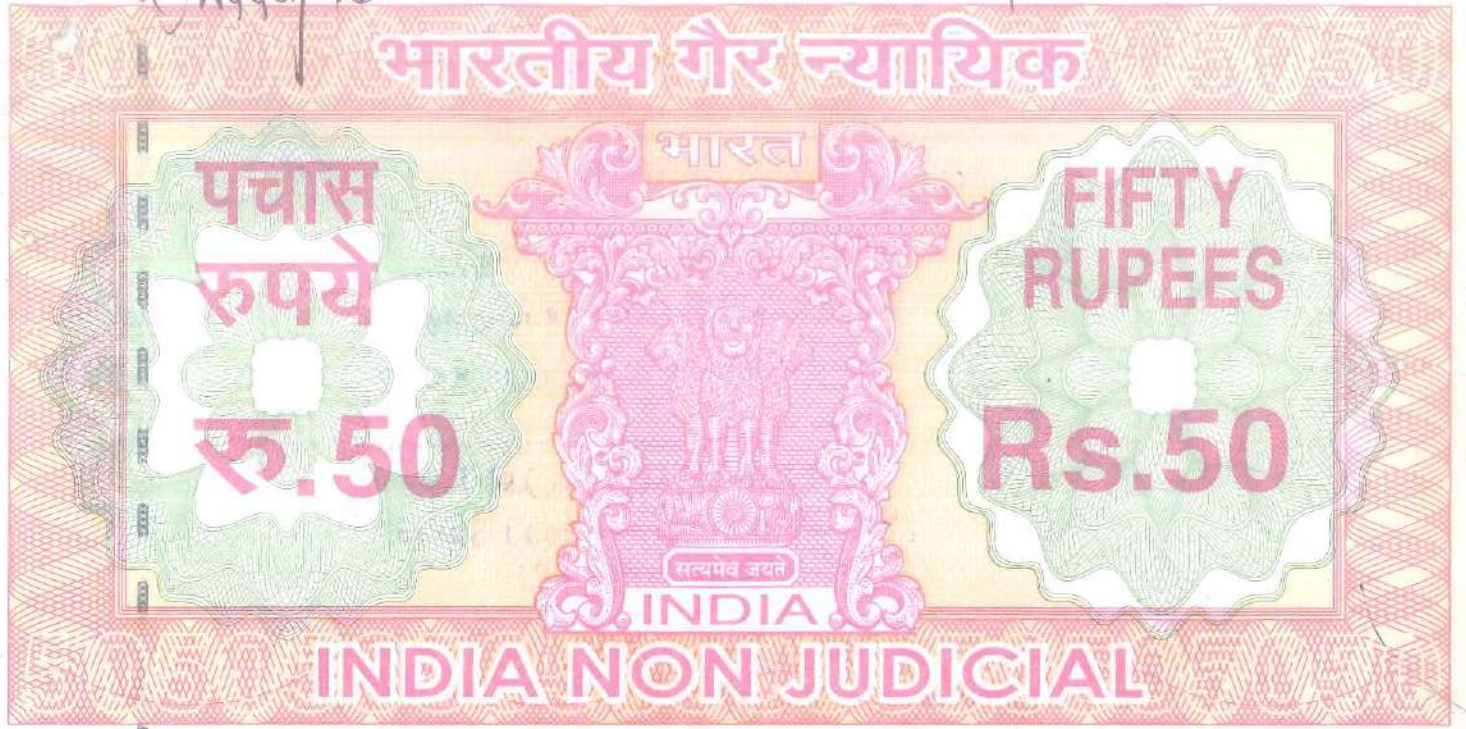


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 113850

certified that the document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document

District Sub-Registrar-IV  
Allpore, South 24-Pgs.

28 JUL 2020

3-AUG 2020  
3 JUL 2020

**GENERAL POWER OF ATTORNEY**

TO ALL WHOM THESE PRESENTS SHALL COME We, 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

Contd. . .

9-854852/20

- 4 JUL 2020

095998

Rs.....Date.....  
Name:- ARJUN GOPE, Advocate  
Address:- Alipur Police Court, Kol-27  
Vendor:-.....  
**I. CHAKRABORTY**  
6B, Dr. Rajendra Prasad Sarani  
Kolkata-700 007

AS



Veto No. 1486

LAVINDRA KHAITAN



**Khaitan Construction LLP**

Partner / Authorised Signatory

For **PIONEER NIWAS PVT. LTD.**

AS  
Director

District Sub Registrar-IV  
Alipore, South 24-Pgs.

28 JUL 2020

For **Bangabhumi Constructions Pvt. Ltd.**

AS  
Director

Haridas Sarda  
S/o. Late B. Sarda  
Village + P.O. Sarberia  
P. S. Jaynagar  
South 24 Parganas  
Pin No. 743385

**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, **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 AADCC3383N)**, 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

Contd. . .

For **BOLERO COMMERCIAL PVT. LTD.**

  
**Director**



VCT no 1487

Amit Das

For **Micrograph Vinimay Pvt. Ltd.**

Amit Das

**Director**

**Baagbhumi Real Estate Pvt. Ltd.**

Amit Das

**Director**



VCT no 1489

**District Sub-Registrar-IV  
Alipore, South 24-Pas.**

Anshu Anand

**28 JUL 2020**

For **Nightangle Traders Pvt. Ltd.**

Anshu Anand

**Director**

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, 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 DQKPK3955G)** son of Sri Raj Kumar Khaitan,

Contd...



VCE 000 1488

Anshul Khaitan

For Compass Fretelink Pvt. Ltd.

Anshul Khaitan

Director

For Greentown Retails Pvt. Ltd.

Anshul Khaitan

Director



VCE 000 1490

Anita Khaitan



VCE 000 1491

Radha Khaitan



VCE 000 1492

Briti Khaitan

District Sub-Registrar-IV  
Alipore, South 24-Pgs.

28 JUL 2020



VCE 000 1493

Sandhya 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 AAEC0562H)**, 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, Police Station and Post Office Shakespeare Sarani, Kolkata - 700 017, hereinafter collectively referred to as the '**OWNERS**', in respect of the plot of land situated in Mouza Dhamaitala, J. L. No. 75, municipal Holding No. 1583, Darir Road, under Rajpur Sonarpur Municipality in Ward No.25,, consists of 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, measuring approximately 87.10 decimals, be the same a little more or less, (hereinafter for the sake of brevity referred to as the "**SAID PROPERTY**"), in favour of **1) KHAITAN CONSTRUCTION LLP**, 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. as our true and lawful Attorney in our names and on our behalf to do all the following acts, deeds, matters and things in respect of the said property jointly or severally herein after referred to as "**THE ATTORNEY**".

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**WHEREAS** the owners are the absolute lawful owners in respect of the plot of land situated in Mouza Dhamaitala, J. L. No. 75, municipal Holding No. 1583, Darir Road , under Rajpur Sonarpur Municipality in Ward No.25, consists of 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, measuring approximately 87.10 decimals, be the same a little more or less, which has been purchased on various dates vide various Deed Nos. and registered in the office of ADSR - Sonarpur, DSR - IV, Alipore, 24 Parganas (South) and ARA - I, Kolkata - 700 001, as more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and are desirous of nominating, constituting and appointing the Attorney herein as their true and lawful Attorney for the purpose contained herein after.

**AND WHEREAS** by and under a Development Agreement of even date with these presents, between the owners herein, therein also referred to as the owners of the one part and the Attorney No. 1, 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 being Deed No. 160401998 for the year 2020, the owners therein granted to the Developer therein the exclusive right to develop the said property on the terms and conditions mentioned in the said Development Agreement.

**NOW KNOW YE BY THESE PRESENTS WITNESSETH** that we the said owners of the said property do hereby nominate, constitute and appoint **1) KHAITAN CONSTRUCTION LLP**, 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 as our true and

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lawful Attorney in our names and on our behalf to do all the following acts, deeds, matters and things in respect of the said property jointly or severally herein after referred to as **"THE ATTORNEY"**.

1. To supervise direct control and manage the construction affairs of the said property as our said Attorney shall deem expedient for the purpose.
2. To appoint Architect, Engineer, Surveyor, Contractor and to have surveyed and get the soil tested of the said property and for that purpose to make all correspondences and to do all acts, deeds and things.
3. To apply for sanction of the plan to the municipal authority/panchayat and to obtain the necessary permission and clearances, to also pay necessary sanction fees for the same.
4. To sign, execute and submit all papers, documents, statements, undertakings, declarations and plans as may be required for having any further plan modified and/or altered /or re altered by the municipal authority/panchayat.
5. To create mortgage and negotiate for sale of the entire building complex, enter into Agreement/s for Sale in respect thereof and also receive and realize from the prospective buyer/s of the building complex, the entire consideration money in its own name.
6. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
7. To sign and execute the sale Agreement, Deed/s of Conveyance in respect of the developer's allocation of the building complex in favour of the intending purchaser/s, present the same for registration and admit execution thereof before the Sub Registrar, District Sub Registrar, Additional District Sub Registrar, Additional Registrar of Assurances, Kolkata, or any other officer or officers, or authority or authorities appointed for the said purpose.

Contd. . .

8. To receive the consideration money from the intending purchaser/s of the building complex and deposit the same in our respective accounts.

9. To appear and represent us before the appropriate authorities including those under the municipal authority/panchayat for fixation and/or finalization of the annual valuation of the said property and for that to sign execute and submit necessary papers and documents and to do all other acts, deeds and things as our said Attorney may deem fit and proper.

10. To defend possession or manage and maintain the said property including the building or buildings as may be constructed thereon from time to time.

11. To appear and represent us before the appropriate authorities (including the municipal authority/panchayat, Kolkata Metropolitan Development Authority, Fire Brigade, West Bengal Police, Pollution Control Board the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976.

12. To represent and appear on our behalf before all courts, tribunals, collectors, deputy commissioner, president or administrator of municipal committee, Nagar Parishad, B L & L R O, S D L R O, municipalities, panchayat and all other offices of Central or State Government in respect of purpose of mutation, conversion, plan sanction, assessment of tax in respect of the said property. To obtain no dues/no objection certificate from all concerned authorities and sign on our behalf.

13. To appoint in our names and on our behalf advocates, vakils, pleaders, or attorneys and to remove them and sign vakalatnama or muktearnama.

14. To sign and verify complaints, written statements, affidavits, petitions, accounts, inventories, statement of facts, memorandum of appeal, revision petition, applications and execution applications or other documents and papers that may be necessary to be filed for the purpose of such suits, applications, petitions, references, appeals or to file any affidavit in such proceedings and take possession from tenants.

Contd. . .

15. To settle or compromise, refer to arbitration any matters, suits, judicial proceedings or other disputes concerning our said property and to file affidavits in this connection.

16. To purchase stamps of all kinds from the stamp collector and obtain the refund vouchers and payments thereof from the courts, treasury or banks and grant receipts for the same.

17. And generally to do execute and perform any other act, deed, matter, or thing whatsoever which ought to be done executed or performed by us personally.

18. And we do hereby agree that all acts, deeds, matters and things lawfully done by our said Attorney shall be construed as acts, deeds, matters and things done by us and we undertake to ratify and confirm all and whatsoever our said Attorneys shall lawfully do or cause to be done by virtue of this Power hereby given.

19. Be it noted that this revocable Power of Attorney is being granted in favour of the said Attorneys without any consideration and no interest or right of the Attorneys is created on the said property which is the subject matter of this Power of Attorneys.

**THE SCHEDULE ABOVE REFERRED TO:**

**"SAID PROPERTY"**

**ALL THAT** the piece and parcel of Danga, Pukur, Shali vacant land without structures, measuring more or less 37.10 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 Mcuza 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.

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IN WITNESS WHEREOF we, the said 1) KHAITAN CONSTRUCTION LLP, 2) SRI ROHIT KHAITAN, 3) SRI AYUSH KHAITAN, 4) SRI ANSHUL KHAITAN, 5) SMT. ANITA KHAITAN, 6) SMT. RADHA KHAITAN, 7) SMT. PRITI KHAITAN, 8) SMT. SANDHYA KHAITAN, 9) COMPASS TRADELINK PVT. LTD 10) MICROGRAPH VINIMAY PVT. LTD., 11) NIGHTANGLE TRADERS PVT. LTD., 12) PIONEER NIWAS PVT. LTD., 13) BANGABHUMI CONSTRUCTIONS PVT. LTD., 14) BANGABHUMI REAL ESTATE PVT. LTD., 15) GREENTOWN RETAILS PVT. LTD., 16) BOLERO COMMERCIAL PVT. LTD., have hereunto set and subscribed our hands, seals and signatures on this the 28<sup>th</sup> day of July, 2020 in presence of the following witnesses.

**WITNESSES:**

1. Chandan Shome .  
10A, Rowdon Street -  
Kolkata - 700017
2. Poojabh Singh.  
10A, Rowdon Street  
Kolkata - 700017

**Khaitan Construction LLP**



Partner / Authorised Signatory

*Initialed*

*Anshul Khaitan*

*Anshul Khaitan*

*Anita Khaitan*

*Radha Khaitan*

*Priti Khaitan*

*Pandey Khaitan*

**For Compass Tradelink Pvt. Ltd.**

*Anshul Khaitan*

Director

**For Micrograph Vinimay Pvt. Ltd.**

*Initialed*

Director

For Nightangle Traders Pvt. Ltd.

*Anshul Khaitan*

Director

For PIONEER NIWAS PVT. LTD.

*[Signature]*  
Director

For Bangabhumi Constructions Pvt. Ltd.

*[Signature]*  
Director

Bangabhumi Real Estate Pvt. Ltd.

*Anshul Khaitan*

Director

For Greentown Retails Pvt. Ltd.

*Anshul Khaitan*

Director

For BOLERO COMMERCIAL PVT. LTD.

*[Signature]*  
Director

Accepted by us

Constituted Attorney

Khaitan Construction LLP

*[Signature]*  
Partner / Authorised Signatory

Drafted by me.

*Mayank Kakrania*

Mayank Kakrania  
Advocate, High Court, Calcutta,  
10, Old Post Office Street,  
Kolkata - 700 001.  
Enrolment No. WB/1287A/99

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SPECIMEN FORM FOR TEN FINGERPRINTS



*FILEVINDRA KHATUN*

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



*Imtiaz-Ul-Haque Khan*

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



*Shah Uchait*

	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



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



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



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

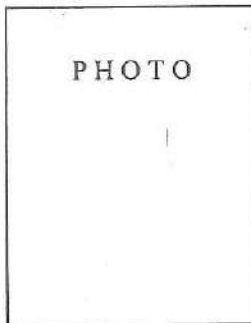
## SPECIMEN FORM FOR TEN FINGERPRINTS



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



		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 16048000854852/2020

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Rohit 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	Principal			
2	Mr Ayush 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	Principal			
3	Mr Anshul 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	Principal	