

heritable right to use and enjoy the Twenty Feet Common Road, absolutely and forever.

- 1.2 Amraw Devi Chhajer, a Hindu governed by the Mitakshara School of Hindu law, died intestate on 25.05.2022 leaving her surviving her husband Shri Sampat Mal Chhajer, sons Dr. Raj Kumar Chhajer and Vinay Jain and one daughter Sm. Chanda Baid, as her only heirs heiress and legal representatives who all upon her death inherited and became entitled to, amongst other properties, her undivided 07 Cottahs more or less of 'Sali' land out of the said Dinesh Patel (HUF)'s Property, absolutely in equal shares.
- 1.3 By a Deed of Gift dated 12<sup>th</sup> January 2023 and registered with the Additional District Sub Registrar, Behala in Book I, Being No.1607 000723 for the year 2023, said Sampat Mal Chhajer, Vinay Jain and Sm. Chanda Baid in consideration of their natural love and affection towards Dr. Raj Kumar Chhajer (being the son of Sampat Mal Chhajer and the full blood brother of Vinay Jain and Sm. Chanda Baid) granted conveyed and transferred by way of gift unto and in favour of Dr. Raj Kumar Chhajer, amongst other properties, **All That** piece and parcel of land containing an area of 05 Cottahs 04 Chittacks more or less (i.e. three fourth share of land measuring 07 Cottahs more or less) comprising of portion of R.S. Dag No. 2115 recorded in R.S. Khatian No. 2607, in Mouza Paschim Barisha, J.L. No. 19, R.S. No. 43, Touzi No. 239, Police Station - Thakurpukur (formerly Behala) within the local limits of Ashuti-II Gram Panchayat, District South 24-Parganas together with perpetual and heritable right to use and enjoy the Common Roads, absolutely and forever.
2. The said (Smt.) Suraj Nahata was the absolute owner and in 'khas' vacant peaceful possession of **All That** piece and parcel of 'Sali' land containing an area of 30 Cottahs more or less, comprised of divided demarcated portion of R.S. Dag No. 2115 recorded in R.S. Khatian No. 2607, in Mouza - Paschim Barisha, J.L. No. 19, R.S. No. 43, Touzi No. 239, Police Station - Thakurpukur (formerly Behala) within local limits of Ashuti-II Gram Panchayat, District South 24-Parganas (hereinafter referred to as the "**said Suraj Nahata's Property**") **Together with** perpetual and heritable right to use and enjoy the 20' (twenty feet) wide common road lying on the eastern side of the said Suraj Nahata's Property, having purchased the

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same by a Deed of Conveyance dated 12.10.2007 made between (i) Shibnath Bhattacharya, (ii) Sankar Bhattacharya both sons of late Adinath Bhattacharya and (iii) Smt. Malati Mallick, (iv) Smt. Sumita Ganguly both daughters of late Adinath Bhattacharya as vendors therein and said (Sm.) Suraj Nahata as purchaser therein and registered with the District Sub-Registrar-II, Alipore in Book I, Volume No. 16, Pages 4762 to 4778, Being No. 04458 for the year 2009.

2.1 By a Deed of Exchange dated 10th August 2018 made between one Vijay Singh Baid (HUF) as first party therein and said (Sm.) Suraj Nahata as second party therein and registered with the District Sub-Registrar-II, Alipore in Book I, Volume No. 1602-2018, Page 296318 to 296343, Being No. 160208838 for the year 2018, said Suraj Nahata in exchange of receiving undivided 07 Cottahs more or less of 'Sali' land out of 14 Cottahs comprised in divided demarcated portion of R.S. Dag No. 2122 recorded in R.S. Khatian No. 2194 in Mouza Paschim Barisha granted conveyed transferred and released unto and in favour of the said Vijay Singh Baid (HUF) of **All That** undivided 07 Cottahs more or less of 'Sali' land out of the said Suraj Nahata's Property together with perpetual and heritable right to use and enjoy the Twenty Feet Common Road, absolutely and forever.

3. By a Deed of Conveyance dated 05th May, 2008 made between (Sri) Madan Mondal son of late Ratan Mondal as vendor and (Smt.) Mita Chhajer wife of Dr. Raj Kumar Chhajer as purchaser therein and registered with the District Sub-Registrar-II, Alipore, South 24-Parganas in Book I, CD Volume No. 16, Pages 4795 to 4809, Being No. 04460 for the year 2009, said Madan Mondal for the consideration therein mention granted sold conveyed and transferred unto and in favour of said Mita Chhajer **All That** piece and parcel of 'Sali' land containing an area of 40 Cottahs more or less comprised of divided, demarcated portion of R.S. Dag No. 2115 recorded in R.S. Khatian No. 2607, in Mouza - Paschim Barisha, J.L. No. 19, R.S. No. 43, Touzi No. 239, Police Station - Thakurpukur (formerly Behala) within local limits of Ashuti-II Gram Panchayat, District South 24-Parganas **Together with** perpetual and heritable right to use and enjoy the 20' (twenty feet) wide common road lying on the eastern side thereof (hereinafter referred to as the "**said Mita Chhajer's Property**").

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4. By three Deeds of Conveyance all dated 08th May, 2013 all made between (Sri) Ajit Kumar Hambir son of Bankim Chandra Hmbir as vendor and (Dr.) Raj Kumar Chhajer son of Sampat Mal Chhajer as purchaser therein, said Ajit Kumar Hambir for the consideration respectively therein mention granted sold conveyed and transferred unto and in favour of said Raj Kumar Chhajer **All Those** pieces and parcels of contiguous 'Sali' land containing an aggregate area of 20 Cottahs more or less comprised of divided demarcated portions of R.S. Dag No. 2115 recorded in R.S. Khatian No. 2607, in Mouza - Paschim Barisha, J.L. No. 19, R.S. No. 43, Touzi No. 239, Police Station - Thakurpukur (formerly Behala) within local limits of Ashuti-II Gram Panchayat, District South 24-Parganas **Together with** perpetual and heritable right to use and enjoy the 30' (thirty feet) wide common road lying on the southern side thereof (hereinafter referred to as the "**said (Dr.) Raj Kumar Chhajer's Property**"), absolutely and forever. The registration details of the said three Deeds of Conveyance are as follows:
- (i) Deed of Conveyance dated 08th May, 2013 registered with the Additional District Sub-Registrar, Behala in Book I, CD Volume No. 14, Page 1570 to 1585, Being No. 04172 for the year 2013 whereby (Dr.) Raj Kumar Chhajer purchased 06 Cottahs out of (Dr.) Raj Kumar Chhajer's Property;
  - (ii) Deed of Conveyance dated 08th May, 2013 registered with the Additional District Sub-Registrar, Behala in Book I, CD Volume No. 14, Page 2459 to 2474, Being No. 04186 for the year 2013 whereby (Dr.) Raj Kumar Chhajer purchased 07 Cottahs out of (Dr.) Raj Kumar Chhajer's Property;
  - (iii) Deed of Conveyance dated 08th May, 2013 registered with the Additional District Sub-Registrar, Behala in Book I, CD Volume No. 14, Page 3032 to 3047, Being No. 04185 for the year 2013 whereby (Dr.) Raj Kumar Chhajer purchased remaining 07 Cottahs out of (Dr.) Raj Kumar Chhajer's Property.
5. In the premises said (i) Dinesh Patel (HUF), (ii) (Dr.) Raj Kumar Chhajer, (iii) Smt. Suraj Nahata, (iv) Vijay Singh Bajaj (HUF) and (v) Smt. Mita Chhajer became the absolute owners of divided demarcated portion of Remaining Phases Properties being **All That** piece and parcel of 'Sali' land containing an area of 120 Cottahs more or less comprised of divided demarcated portion of R.S. Dag No. 2115 recorded in R.S. Khatian No. 2607, in Mouza Paschim Barisha, J.L. No. 19, R.S. No. 43, Touzi No. 239,

Police Station - Thakurpukur (formerly Behala) within the local limits of Ashuti-II Gram Panchayat, District South 24-Parganas together with perpetual and heritable right to use and enjoy the Common Roads leading from Bakrahat Road to the Remaining Phases Properties, in the following undivided shares and proportion:

Sl.	Name	Area of land	Undivided Share in portion of Remaining Phases Properties in Dag No. 2115 measuring 120 Cottahs more or less
1.	Dinesh Patel (HUF)	23 Cottahs	19.19%
2.	Dr. Raj Kumar Chhajer	07 Cottahs	5.83%
3.	Suraj Nahata	23 Cottahs	19.19%
4.	Vijay Singh Baid (HUF)	07 Cottahs	5.83%
5.	Mita Chhajer	40 Cottahs	33.29%
6.	(Dr.) Raj Kumar Chhajer	20 Cottahs	16.67%
	<b>Total</b>	<b>120 Cottahs</b>	<b>100%</b>

6. By a Deed of Conveyance dated 31<sup>st</sup> August, 2005 made between (Sri) Binanda Dewan and (Sri) Sadananda Dewan both sons of late Nanigopal Dewan as vendors and Raj Kumar Chhajer (HUF) as purchaser therein and registered with the District, Sub-Registrar-II, Alipore, South 24-Parganas in Book I, Being No. 03594 for the year 2006, said Binanda Dewan and Sadananda Dewan for the consideration therein mention granted sold conveyed and transferred unto and in favour of said Raj Kumar Chhajer (HUF) **All That** piece and parcel of "Salí" land containing an area of 40 Cottahs more or less comprised of divided demarcated portion of R.S. Dag No. 2143 recorded in R.S. Khatian No. 2288, in Mouza - Paschim Barisha, J.L. No. 19, R.S. No. 43, Touzi No. 235, Police Station - Thakurpukur (formerly Behala) within local limits of Ashuti-II Gram Panchayat, District

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South 24-Parganas **Together with** perpetual and heritable right to use and enjoy the 30' (thirty feet) wide common road lying on the eastern side thereof (hereinafter referred to as the "**said Raj Kumar Chhajer (HUF)'s Property**").

7. By another Deed of Conveyance dated 31<sup>st</sup> August, 2005 made between (Sri) Binanda Dewan and (Sri) Sadananda Dewan both sons of late Nanigopal Dewan as vendors and Manoj Kumar Chhalani (HUF) as purchaser therein and registered with the District Sub-Registrar-II, Alipore, South 24-Parganas in Book I, Volume No. 61, Pages 976 to 990, Being No. 03308 for the year 2006, said Binanda Dewan and Sadananda Dewan for the consideration therein mention granted sold conveyed and transferred unto and in favour of said Manoj Kumar Chhalani (HUF) **All That** piece and parcel of 'Sali' land containing an area of 40 Cottahs more or less comprised of divided demarcated portion of R.S. Dag No. 2143 recorded in R.S. Khatian No. 2288, in Mouza - Paschim Barisha, J.L. No. 19, R.S. No. 43, Touzi No. 235, Police Station - Thakurpukur (formerly Behala) within local limits of Ashuti-II Gram Panchayat, District South 24-Parganas **Together with** perpetual and heritable right to use and enjoy the 30' (thirty feet) wide common road lying on the eastern side thereof (hereinafter referred to as the "**said Manoj Kumar Chhalani (HUF)'s Property**").

- 7.1 By a Deed of Exchange dated 10th August 2018 made between one Vijay Singh Baid (HUF) as first party therein and said Manoj Kumar Chhalani (HUF) as second party therein and registered with the District Sub-Registrar-II, Alipore in Book I, Volume No. 1602-2018, Page 296344 to 296370, Being No. 160208839 for the year 2018, said Manoj Kumar Chhalani (HUF) in exchange of receiving undivided 07 Cottahs more or less of 'Sali' land out of 21 Cottahs comprised in divided demarcated portion of R.S. Dag No. 2122 recorded in R.S. Khatian No. 2194, in Mouza Paschim Barisha granted conveyed transferred and released unto and in favour of the said Vijay Singh Baid (HUF) **All That** undivided 07 Cottahs more or less of 'Sali' land out of the said Manoj Kumar Chhalani's Property together with perpetual and heritable right to use and enjoy the Common Roads leading from Bakrahat Road thereto, absolutely and forever.

8. In the premises said (i) Raj Kumar Chhajer (HUF), (ii) Manoj Kumar Chhalani (HUF) and (iii) Vijay Singh Baid (HUF) became the absolute owners of divided demarcated portion of Remaining Phases Properties being **All Those** pieces and parcels of contiguous 'Sali' land containing an area of 80 Cottahs more or less comprised of divided demarcated portion of R.S. Dag No. 2143 recorded in R.S. Khatian No. 2288, in Mouza Paschim Barisha, J.L. No. 19, R.S. No. 43, Touzi No. 235, Police Station - Thakurpukur (formerly Behala) within the local limits of Ashuti-II Gram Panchayat, District South 24-Parganas together with perpetual and heritable right to use and enjoy the Common Roads leading from Bakrahat Road to the Remaining Phases Properties, in the following undivided shares and proportion:

Sl.	Name	Area of land	Undivided Share in portion of Remaining Phases Properties in Dag No. 2143 measuring 80 Cottahs more or less
1.	Raj Kumar Chhajer (HUF)	40 Cottahs	50.00%
2.	Manoj Kumar Chhalani (HUF)	33 Cottahs	41.22%
3.	Vijay Singh Baid (HUF)	07 Cottahs	8.78%
	<b>Total</b>	<b>80 Cottahs</b>	<b>100%</b>

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

**EXECUTED AND DELIVERED** by the withinmentioned **OWNERS** at Kolkata.

*Raj Kumar Chhajjer*

**(RAJ KUMAR CHHAJER - for self and as Karta of his HUF named and styled as 'RAJ KUMAR CHHAJER HUF')**

*(Two signatures)*  
**(VINAY JAIN)**

*Akshita Jain*  
**(AKSHITA JAIN)**

*Pallavi Chhajjer*  
**(PALLAVI CHHAJER)**

*Raj Kumar Chhajjer*  
*(Dinesh Patel)*

**(RAJ KUMAR CHHAJER AS (DINESH PATEL (VIJAY SINGH BAID) CONSTITUTED ATTORNEY OF (HUF) HARSH CHHAJER, MITA ROY CHHAJER, SUCHITRA CHONGDAR, ANITA ROY AND MAHAK BAID)**

*Vijay Singh Baid*

*Mayank Baid*  
**(MAYANK BAID)**

*Suraj Nahata*  
**(SURAJ NAHATA)**

*Raj Kumar Chhajjer*

**Constituted Attorney of (MANOJ KUMAR CHHALANI (HUF)**

**EXECUTED AND DELIVERED** on behalf the withinmentioned **DEVELOPER**, by its Director Mrs. Hansa Rungta at Kolkata.

**KLK REALTY (OPC) PVT. LTD.**

*Hansa Rungta*

**Director**

**Witnesses to the above executants:**

1. *Abhisit Naskar*  
 c/o - Pankaj Shroff and Co. (Adv)  
 16, Strand Road, Kal - Fort

2. *Soumitra Sarkar*  
 c/o Pankaj Shroff & Co.  
 16 strand road, kal.

**Drafted by me:** and approved by all parties:-

*Ankit Shroff*

Ankit Shroff, Advocate  
 C/o. Pankaj Shroff & Company, Advocates  
 'Diamond Heritage', N611, 6<sup>th</sup> Floor,  
 16, Strand Road, Kolkata-700001  
 Enrolment No. F/66/2008



SCHEME LAYOUT PLAN.

AT-MOUZA-PASCHIM BARISHA. J.L. R.S.NO-43.R.S.KH.NO-R.S.DAG  
NOS-2115.2122.2143R.S.KH.NOS-2607.2194&2288.

P.S.THAKUPUKUR.DIST-24 PGS(S). UNDER ASHUTI G.P-II.

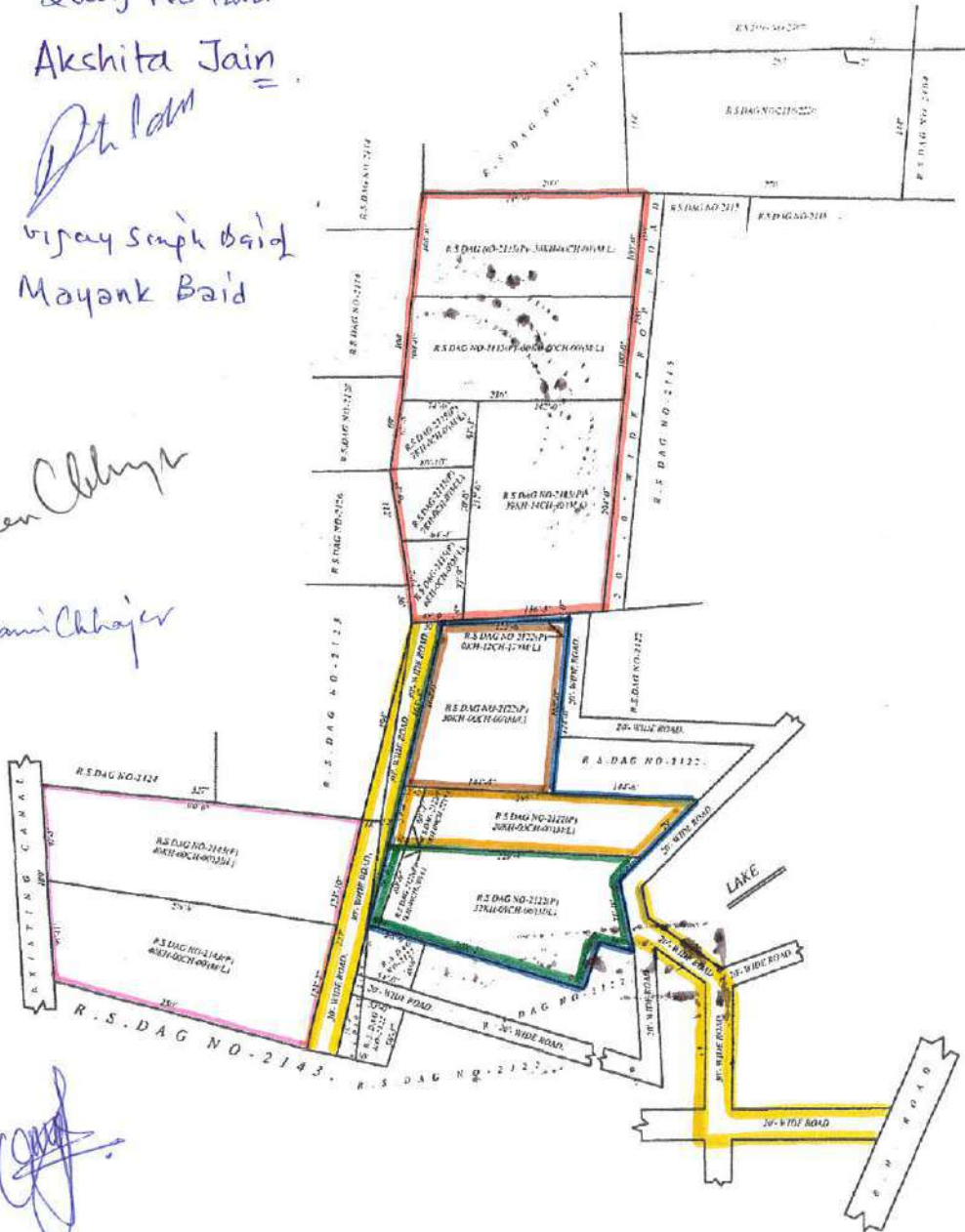
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**KLK REALTY (OPC) PVT. LTD.**

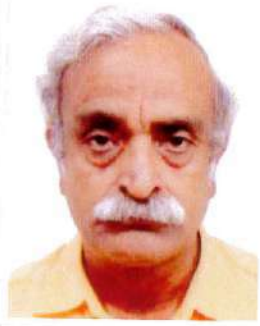











*Anurag*  
**Director**













*Suzij Nakata*  
*Akshita Jain*  
*Dhruv*  
*Vijay Sankh Baid*  
*Mayank Baid*













*Pranav Chhajpe*  
*Pallavi Chhajpe*

























*[Signature]*












<i>Finger prints of the above executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little


<i>Finger prints of the above executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little












<i>Finger prints of the above executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little












<i>Finger prints of the above executant</i>					
 Pallavi Chhajjar					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand)</b>	<b>Little</b>

<i>Finger prints of the above executant</i>					
 Dinku Patil					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand)</b>	<b>Little</b>

<i>Finger prints of the above executant</i>					
 Vijay Singh Baid					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand)</b>	<b>Little</b>

<i>Finger prints of the above executant</i>					
 <p>Mayank Baid</p>					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand</b>	<b>Little</b>

<i>Finger prints of the above executant</i>					
 <p>Swati Nkhata</p>					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand</b>	<b>Little</b>

<i>Finger prints of the above executant</i>					
 <p>Anshu</p>					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand</b>	<b>Little</b>



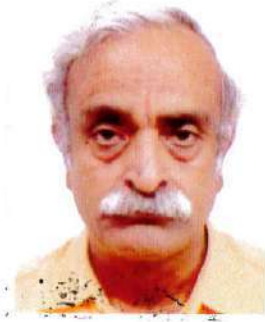





Government of West Bengal

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






OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16072000113873/2023



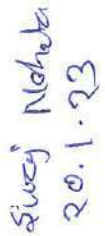



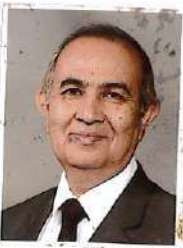


I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Dr RAJ KUMAR CHHAJER , JAICHAND VILLA, 15/9 DEODAR STREET, City:- Not Specified, P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Land Lord			
2	Mr VINAY JAIN , JAICHAND VILLA, 15/9 DEODAR STREET, City:- Not Specified, P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Land Lord			








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
3	Miss AKSHITA JAIN , JAICHAND VILLA, 15/9 DEODAR STREET, City:- Not Specified, P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Land Lord			<i>Akshita Jain</i> 20/01/23.
4	Miss PALLAVI CHHAJER , JAICHAND VILLA, 15/9 DEODAR STREET, City:- Not Specified, P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Land Lord			<i>Pallavi Chhajer</i> 20/01/23
5	Mr MAYANK BAID , 36/2A, RAM KRISHNA SAMADHI ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:- Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN:- 700054	Land Lord			<i>Mayank Baid</i> 20/01/23

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
6	Smt SURAJ NAHATA , 58, JATINDAS ROAD, Flat No: 3C, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	Land Lord			
7	Mr DINESH PATEL , VINEAK-1A, 78/B SARAT BOSE ROAD, City:- Not Specified, P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700025	Representative of Land Lord [DINESH PATEL HUF ]			
8	Dr VIJAY SINGH BAID , 36/2A, RAM KRISHNA SAMADHI ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:- Phulbagan, District:- Kolkata, West Bengal, India, PIN:- 700054	Representative of Land Lord [VIJAY SINGH BAID HUF ]			

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
9	Dr RAJ KUMAR CHHAJER , JAICHAND VILLA, 15/9 DEADAR STREET, City:- Not Specified, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Land Lord [MANOJ KUMAR CHHALAN HUF ]			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
10	Mrs HANSA RUNGTA , 8 MOTT LANE, 3RD FLOOR, City:- Kolkata, P.O:- DHARMATALA, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013	Representative of Developer [KLK REALTY OPC PRIVATE LIMITED ]			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
11	Dr RAJ KUMAR CHHAJER , JAICHAND VILLA, 15/9, Deodar Street, City:- Not Specified, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Land Lord [RAJ KUMAR CHHAJER HUF ]			



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
12	Dr RAJ KUMAR CHHAJER , JAICHAND VILLA, 15/9 DEADAR STREET, City:- Not Specified, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Attorney of Land Lord [Mr HARSH CHHAJER ] ,[Smt MITA ROY] ,[Smt SUCHITRA CHONGDAR] ,[Smt ANITA ROY] ,[Mr MAHAK BAID]			 20/1/23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Soumitra Sarkar Son of Mr MILAN CHANDRA SARKAR GOBINDAPUR, City:- Not Specified, P.O:- DIARA, P.S:-Singur, District:-Hooghly, West Bengal, India, PIN:- 712223	Dr RAJ KUMAR CHHAJER VINAY JAIN, Miss AKSHIT JAIN, Miss PALLAVI CHH/ Mr MAYANK BAID, Smt S NAHATA, Mr DINESH PATI VIJAY SINGH BAID, Dr RA/ KUMAR CHHAJER, Mrs H. RUNGTA, Dr RAJ KUMAR CHHAJER, Dr RAJ KUMAR CHHAJER			 20/1/23

(Sourav Chakrobarty)  
 ADDITIONAL DISTRICT  
 SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R.  
 BEHALA  
 South 24-Parganas, West  
 Bengal



Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192022230254293848

GRN Details

GRN:	192022230254293848	Payment Mode:	SBI Epay
GRN Date:	15/01/2023 13:18:03	Bank/Gateway:	SBlePay Payment Gateway
BRN :	1390504439118	BRN Date:	15/01/2023 13:18:47
Gateway Ref ID:	714985243	Method:	Axis Bank-Corporate NB
GRIPS Payment ID:	150120232025429383	Payment Init. Date:	15/01/2023 13:18:03
Payment Status:	Successful	Payment Ref. No:	2000113873/2/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms KLK REALTY OPC PRIVATE LIMITED
Address:	8 MOTT LANE, 3RD FLOOR, KOLKATA- 700013
Mobile:	7506609227
Email:	klkrealityopc@gmail.com
Period From (dd/mm/yyyy):	15/01/2023
Period To (dd/mm/yyyy):	15/01/2023
Payment Ref ID:	2000113873/2/2023
Dept Ref ID/DRN:	2000113873/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000113873/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2000113873/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
<b>Total</b>				<b>75041</b>

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.

PAN  
OK

Verify



सत्यमेव जयते

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

Query No / Year	2000113873/2023	Office where deed will be registered
Query Date	14/01/2023 6:36:14 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	PANKAJ SHROFF AND CO 16 STRAND ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051486917, Status : Solicitor firm	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
	Rs. 11,22,56,842/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 75,020/- (Article:48(g))	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
		Rs. 100%
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Thakurpukur, Gram Panchayat: ASUTI-II, Mouza: Paschim Barisha, JI No: 19, ,  
Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2122	RS-2194	Bastu	Bastu	4 Bigha 6 Katha 5 Chatak 20 Sq Ft		3,38,48,842/-	Width of Approach Road: 30 Ft.,
L2	RS-2115	RS-2607	Bastu	Shali	120 Katha		4,70,44,800/-	Width of Approach Road: 30 Ft.,
L3	RS-2143	RS-2288	Bastu	Shali	80 Katha		3,13,63,200/-	Width of Approach Road: 30 Ft.,
		<b>TOTAL :</b>			<b>472.4615Dec</b>	<b>0 /-</b>	<b>1122,56,842 /-</b>	
		<b>Grand Total :</b>			<b>472.4615Dec</b>	<b>0 /-</b>	<b>1122,56,842 /-</b>	



**Land Lord Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Dr RAJ KUMAR CHHAJER Son of Mr SAMPAT LAL CHHAJER,, JAICHAND VILLA, 15/9 DEODAR STREET, City:- Not Specified, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ACxxxxxx8G, Aadhaar No.: 94xxxxxxxx4537,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr VINAY JAIN Son of Mr SAMPAT LAL CHHAJER,, JAICHAND VILLA, 15/9 DEODAR STREET, City:- Not Specified, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ACxxxxxx6Q, Aadhaar No.: 39xxxxxxxx0990,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Miss AKSHITA JAIN Daughter of Shri VIJAY JAIN,, JAICHAND VILLA, 15/9 DEODAR STREET, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BLxxxxxx2R, Aadhaar No.: 98xxxxxxxx1839,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Miss PALLAVI CHHAJER Daughter of Dr RAJ KUMAR CHHAJER,, JAICHAND VILLA, 15/9 DEODAR STREET, City:- Not Specified, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BOxxxxxx5H, Aadhaar No.: 89xxxxxxxx6464,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Mr HARSH CHHAJER Son of Dr RAJ KUMAR CHHAJER,, JAICHAND VILLA, 15/9 DEODAR STREET, City:- Not Specified, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BCxxxxxx2E, Aadhaar No.: 73xxxxxxxx3514,Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
6	DINESH PATEL HUF ,, VINEAK-1A, 78/B SARAT BOSE ROAD, City:- Not Specified, P.O:- BHAWANIPORE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 PAN No. AAxxxxxx4N, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative



7	Smt MITA ROY, (Alias: MITA ROY CHHAJER) Wife of Dr RAJ KUMAR CHHAJER,, JAICHAND VILLA, 15/9 DEODAR STREET, City:- Not Specified, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADxxxxxx9D, Aadhaar No.: 34xxxxxxxx1919,Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
8	Smt SUCHITRA CHONGDAR Wife of Mr UTPAL CHONGDAR,, ANANDANAGAR DHARMA, MEDINIPORE, City:- Not Specified, P.O:- MIDNAPORE, P.S:- Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BGxxxxxx2L, Aadhaar No.: 24xxxxxxxx9741,Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
9	Smt ANITA ROY Wife of Mr KAMAL KANTA ROY,, G-172/1, ACCOUNTS COLONY, City:- Not Specified, P.O:- CHAKRADHARPUR, P.S:- CHAKRADHARPUR, District:-Pashchimi Singhbhum, Jharkhand, India, PIN:- 833102 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AZxxxxxx3J, Aadhaar No.: 39xxxxxxxx3112,Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
10	VIJAY SINGH BAID HUF ,, 36/2A, RAM KRISHNA SAMADHI ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24- Parganas, West Bengal, India, PIN:- 700054 PAN No. AAxxxxxx1G, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative
11	Mr MAHAK BAID Son of Dr VIJAY SINGH BAID,, 36/2A, RAM KRISHNA SAMADHI ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ANxxxxxx0P, Aadhaar No.: 68xxxxxxxx7718,Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
12	Mr MAYANK BAID Son of Dr VIJAY SINGH BAID,, 36/2A, RAM KRISHNA SAMADHI ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ALxxxxxx4F, Aadhaar No.: 98xxxxxxxx4232,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
13	Smt SURAJ NAHATA Wife of Mr SUBHASH MAL NAHATA,, 58, JATINDAS ROAD, Flat No: 3C, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ABxxxxxx7Q, Aadhaar No.: 75xxxxxxxx3351,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



14	MANOJ KUMAR CHHALANI HUF ,, SURYAKIRAN APARTMENT, 2ND FLOOR, DC-115 NARAYANT, Block/Sector: B, City:- Not Specified, P.O:- DESH BANDHU NAGAR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 PAN No. AAxxxxxx4J, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative
15	RAJ KUMAR CHHAJER HUF ,, JAICHAND VILLA, 15/9 DEODAR STREET, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24- Parganas, West Bengal, India, PIN:- 700019 PAN No. AAxxxxxx1J, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

#### Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	KLK REALTY OPC PRIVATE LIMITED ,, 8 MOTT LANE, 3RD FLOOR, City:- Kolkata, P.O:- DHARMATALA, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013 PAN No. AAxxxxxx1E, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

#### Attorney Details :

SI No	Name & Address	Attorney of
1	Dr RAJ KUMAR CHHAJER Son of Mr SMPAT MAL CHHAJER, JAICHAND VILLA, 15/9 DEADAR STREET, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. ACxxxxxx8G , Aadhaar No.: 94xxxxxxxx4537	Mr HARSH CHHAJER, Smt MITA ROY, Smt SUCHITRA CHONGDAR, Smt ANITA ROY, Mr MAHAK BAID

#### Representative Details :

SI No	Name & Address	Representative of
1	Mr DINESH PATEL Son of Late M V PATEL, VINEAK-1A, 78/B SARAT BOSE ROAD, City:- Not Specified, P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AExxxxxx1N , Aadhaar No.: 29xxxxxxxx9668	DINESH PATEL HUF (as KARTA)
2	Dr VIJAY SINGH BAID Son of Mr PUNAM CHAND BAID, 36/2A, RAM KRISHNA SAMADHI ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADxxxxxx5K , Aadhaar No.: 65xxxxxxxx8203	VIJAY SINGH BAID HUF (as KARTA)
3	Dr RAJ KUMAR CHHAJER Son of Mr SAMPAT MAL CHHAJER, JAICHAND VILLA, 15/9 DEADAR STREET, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. ACxxxxxx8G , Aadhaar No.: 94xxxxxxxx4537	MANOJ KUMAR CHHALANI HUF (as ATTORNEY OF MANOJ KUMAR CHHALANI)



4	Mrs HANSA RUNGTA Wife of Mr SAHARSH KHAITAN, 8 MOTT LANE, 3RD FLOOR, City:- Kolkata, P.O:- DHARMATALA, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BFxxxxxx0P , Aadhaar No.: 71xxxxxxxx3747	KLK REALTY OPC PRIVATE LIMITED (as DIRECTOR)
5	Dr RAJ KUMAR CHHAJER Son of Mr SAMPAT MAL CHHAJER, JAICHAND VILLA, 15/9, Deodar Street, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. ACxxxxxx8G , Aadhaar No.: 94xxxxxxxx4537	RAJ KUMAR CHHAJER HUF (as KARTA)

**Identifier Details :**

Name & address
Mr Soumitra Sarkar Son of Mr MILAN CHANDRA SARKAR GOBINDAPUR, City:- Not Specified, P.O:- DIARA, P.S:-Singur, District:-Hooghly, West Bengal, India, PIN:- 712223, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Dr RAJ KUMAR CHHAJER, Mr VINAY JAIN, Miss AKSHITA JAIN, Miss PALLAVI CHHAJER, Mr MAYANK BAID, Smt SURAJ NAHATA, Mr DINESH PATEL, Dr VIJAY SINGH BAID, Dr RAJ KUMAR CHHAJER, Mrs HANSA RUNGTA, Dr RAJ KUMAR CHHAJER, Dr RAJ KUMAR CHHAJER



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Dr RAJ KUMAR CHHAJER	KLK REALTY OPC PRIVATE LIMITED-6 Katha 12 Chatak 22 Sq Ft
2	Mr VINAY JAIN	KLK REALTY OPC PRIVATE LIMITED-6 Katha 12 Chatak 22 Sq Ft
3	Miss AKSHITA JAIN	KLK REALTY OPC PRIVATE LIMITED-6 Katha 12 Chatak 21 Sq Ft
4	Miss PALLAVI CHHAJER	KLK REALTY OPC PRIVATE LIMITED-3 Katha 5 Chatak 35 Sq Ft
5	Mr HARSH CHHAJER	KLK REALTY OPC PRIVATE LIMITED-2 Katha 15 Chatak 24 Sq Ft
6	DINESH PATEL HUF	KLK REALTY OPC PRIVATE LIMITED-7 Katha 4 Chatak 37 Sq Ft
7	Smt MITA ROY	KLK REALTY OPC PRIVATE LIMITED-7 Katha 5 Chatak 20 Sq Ft
8	Smt SUCHITRA CHONGDAR	KLK REALTY OPC PRIVATE LIMITED-7 Katha 2 Chatak 1 Sq Ft
9	Smt ANITA ROY	KLK REALTY OPC PRIVATE LIMITED-7 Katha 2 Chatak 1 Sq Ft
10	VIJAY SINGH BAID HUF	KLK REALTY OPC PRIVATE LIMITED-7 Katha 2 Chatak 40 Sq Ft
11	Mr MAHAK BAID	KLK REALTY OPC PRIVATE LIMITED-4 Katha 9 Chatak 38.5 Sq Ft
12	Mr MAYANK BAID	KLK REALTY OPC PRIVATE LIMITED-4 Katha 9 Chatak 38.5 Sq Ft
13	Smt SURAJ NAHATA	KLK REALTY OPC PRIVATE LIMITED-7 Katha 2 Chatak 40 Sq Ft
14	MANOJ KUMAR CHHALANI HUF	KLK REALTY OPC PRIVATE LIMITED-7 Katha 2 Chatak 40 Sq Ft
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Dr RAJ KUMAR CHHAJER	KLK REALTY OPC PRIVATE LIMITED-7 Katha
2	DINESH PATEL HUF	KLK REALTY OPC PRIVATE LIMITED-23 Katha
3	Smt MITA ROY	KLK REALTY OPC PRIVATE LIMITED-40 Katha
4	VIJAY SINGH BAID HUF	KLK REALTY OPC PRIVATE LIMITED-7 Katha
5	Smt SURAJ NAHATA	KLK REALTY OPC PRIVATE LIMITED-23 Katha
6	RAJ KUMAR CHHAJER HUF	KLK REALTY OPC PRIVATE LIMITED-20 Katha
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	VIJAY SINGH BAID HUF	KLK REALTY OPC PRIVATE LIMITED-7 Katha
2		KLK REALTY OPC PRIVATE LIMITED-40 Katha
3	MANOJ KUMAR CHHALANI HUF	KLK REALTY OPC PRIVATE LIMITED-33 Katha

**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 13-02-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 13-02-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.





5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any 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. BEHALA, 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-1607-00879/2023	Date of Registration	27/01/2023
Query No / Year	1607-2000113873/2023	Office where deed is registered	
Query Date	14/01/2023 6:36:14 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	PANKAJ SHROFF AND CO 16 STRAND ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051486917, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 11,22,56,842/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,120/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Gram Panchayat: ASUTI-II, Mouza: Paschim Barisha, JI No: 19, Pin Code : 700104

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	RS-2122	RS-2194	Bastu	Bastu	4 Bigha 6 Katha 5 Chatak 20 Sq Ft		3,38,48,842/-	Width of Approach Road: 30 Ft.,
L2	RS-2115	RS-2607	Bastu	Shali	120 Katha		4,70,44,800/-	Width of Approach Road: 30 Ft.,
L3	RS-2143	RS-2288	Bastu	Shali	80 Katha		3,13,63,200/-	Width of Approach Road: 30 Ft.,
		<b>TOTAL :</b>			<b>472.4615Dec</b>	<b>0 /-</b>	<b>1122,56,842 /-</b>	
		<b>Grand Total :</b>			<b>472.4615Dec</b>	<b>0 /-</b>	<b>1122,56,842 /-</b>	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Dr RAJ KUMAR CHHAJER</b>                      Son of Mr SAMPAT LAL CHHAJER, JAICHAND VILLA, 15/9 DEODAR STREET, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx8G, Aadhaar No: 94xxxxxxxx4537, Status :Individual, Executed by: Self, Date of Execution: 20/01/2023                      , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/01/2023                      , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Pvt. Residence</p>
2	<p><b>Mr VINAY JAIN</b>                      Son of Mr SAMPAT LAL CHHAJER, JAICHAND VILLA, 15/9 DEODAR STREET, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx6Q, Aadhaar No: 39xxxxxxxx0990, Status :Individual, Executed by: Self, Date of Execution: 20/01/2023                      , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/01/2023                      , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Pvt. Residence</p>
3	<p><b>Miss AKSHITA JAIN</b>                      Daughter of Shri VIJAY JAIN , JAICHAND VILLA, 15/9 DEODAR STREET, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BLxxxxxx2R, Aadhaar No: 98xxxxxxxx1839, Status :Individual, Executed by: Self, Date of Execution: 20/01/2023                      , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/01/2023                      , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Pvt. Residence</p>
4	<p><b>Miss PALLAVI CHHAJER</b>                      Daughter of Dr RAJ KUMAR CHHAJER , JAICHAND VILLA, 15/9 DEODAR STREET, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BOxxxxxx5H, Aadhaar No: 89xxxxxxxx6464, Status :Individual, Executed by: Self, Date of Execution: 20/01/2023                      , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/01/2023                      , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Pvt. Residence</p>
5	<p><b>Mr HARSH CHHAJER</b>                      Son of Dr RAJ KUMAR CHHAJER , JAICHAND VILLA, 15/9 DEODAR STREET, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BCxxxxxx2E, Aadhaar No: 73xxxxxxxx3514, Status :Individual, Executed by: Attorney, Executed by: Attorney</p>
6	<p><b>DINESH PATEL HUF</b>                      , VINEAK-1A, 78/B SARAT BOSE ROAD, City:- Not Specified, P.O:- BHAWANIPORE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>
7	<p><b>Smt MITA ROY, (Alias: MITA ROY CHHAJER)</b>                      Wife of Dr RAJ KUMAR CHHAJER , JAICHAND VILLA, 15/9 DEODAR STREET, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx9D, Aadhaar No: 34xxxxxxxx1919, Status :Individual, Executed by: Attorney, Executed by: Attorney</p>
8	<p><b>Smt SUCHITRA CHONGDAR</b>                      Wife of Mr UTPAL CHONGDAR, ANANDANAGAR DHARMA, MEDINIPORE, City:- Not Specified, P.O:- MIDNAPORE, P.S:-Kotwali                      , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BGxxxxxx2L, Aadhaar No: 24xxxxxxxx9741, Status :Individual, Executed by: Attorney, Executed by: Attorney</p>

9	<b>Smt ANITA ROY</b> Wife of Mr KAMAL KANTA ROY, G-172/1, ACCOUNTS COLONY, City:- Not Specified, P.O:- CHAKRADHARPUR, P.S:-CHAKRADHARPUR, District:-Pashchimi Singhbhum,Jharkhand, India, PIN:- 833102 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AZxxxxxx3J, Aadhaar No: 39xxxxxxxx3112, Status :Individual, Executed by: Attorney, Executed by: Attorney
10	<b>VIJAY SINGH BAID HUF</b> , 36/2A, RAM KRISHNA SAMADHI ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 , PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	<b>Mr MAHAK BAID</b> Son of Dr VIJAY SINGH BAID , 36/2A, RAM KRISHNA SAMADHI ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ANxxxxxx0P, Aadhaar No: 68xxxxxxxx7718, Status :Individual, Executed by: Attorney, Executed by: Attorney
12	<b>Mr MAYANK BAID</b> Son of Dr VIJAY SINGH BAID , 36/2A, RAM KRISHNA SAMADHI ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: Alxxxxxx4F, Aadhaar No:98xxxxxxxx4232, Status :Individual, Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Pvt. Residence
13	<b>Smt SURAJ NAHATA</b> Wife of Mr SUBHASH MAL NAHATA, 58, JATINDAS ROAD, Flat No: 3C, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ABxxxxxx7Q, Aadhaar No: 75xxxxxxxx3351, Status :Individual, Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Pvt. Residence
14	<b>MANOJ KUMAR CHHALANI HUF</b> , SURYAKIRAN APARTMENT, 2ND FLOOR, DC-115 NARAYANT, Block/Sector: B, City:- Not Specified, P.O:- DESH BANDHU NAGAR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, PAN No.:: AAxxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	<b>RAJ KUMAR CHHAJER HUF</b> , JAICHAND VILLA, 15/9 DEODAR STREET, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

#### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>KLK REALTY OPC PRIVATE LIMITED</b> , 8 MOTT LANE, 3RD FLOOR, City:- Kolkata, P.O:- DHARMATALA, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



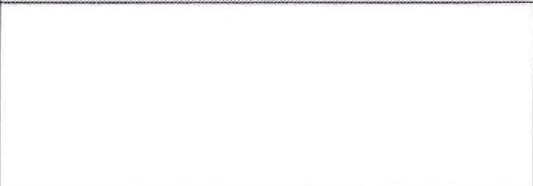
**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Dr RAJ KUMAR CHHAJER (Presentant )</b> Son of Mr SMPAT MAL CHHAJER, JAICHAND VILLA, 15/9 DEADODAR STREET, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, , PAN No.:: ACxxxxxx8G, Aadhaar No: 94xxxxxxxx4537 Status : Attorney, Attorney of : Mr HARSH CHHAJER, Smt MITA ROY, Smt SUCHITRA CHONGDAR, Smt ANITA ROY, Mr MAHAK BAID

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr DINESH PATEL</b> Son of Late M V PATEL , VINEAK-1A, 78/B SARAT BOSE ROAD, City:- Not Specified, P.O:- BHAWANIPURE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AExxxxx1N, Aadhaar No: 29xxxxxxxx9668 Status : Representative, Representative of : DINESH PATEL HUF (as KARTA)
2	<b>Dr VIJAY SINGH BAID</b> Son of Mr PUNAM CHAND BAID , 36/2A, RAM KRISHNA SAMADHI ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ADxxxxx5K, Aadhaar No: 65xxxxxxxx8203 Status : Representative, Representative of : VIJAY SINGH BAID HUF (as KARTA)
3	<b>Dr RAJ KUMAR CHHAJER</b> Son of Mr SAMPAT MAL CHHAJER, JAICHAND VILLA, 15/9 DEADAR STREET, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, , PAN No.:: ACxxxxxx8G, Aadhaar No: 94xxxxxxxx4537 Status : Representative, Representative of : MANOJ KUMAR CHHALANI HUF (as ATTORNEY OF MANOJ KUMAR CHHALANI)
4	<b>Mrs HANSA RUNGTA</b> Wife of Mr SAHARSH KHAITAN , 8 MOTT LANE, 3RD FLOOR, City:- Kolkata, P.O:- DHARMATALA, P.S:- New Market, District:-Kolkata, West Bengal, India, PIN:- 700013, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: BFxxxxx0P, Aadhaar No: 71xxxxxxxx3747 Status : Representative, Representative of : KLK REALTY OPC PRIVATE LIMITED (as DIRECTOR)
5	<b>Dr RAJ KUMAR CHHAJER</b> Son of Mr SAMPAT MAL CHHAJER, JAICHAND VILLA, 15/9, Deodar Street, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, , PAN No.:: ACxxxxxx8G, Aadhaar No: 94xxxxxxxx4537 Status : Representative, Representative of : RAJ KUMAR CHHAJER HUF (as KARTA)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Soumitra Sarkar</b> Son of Mr MILAN CHANDRA SARKAR GOBINDAPUR, City:- Not Specified, P.O:- DIARA, P.S:-Singur, District:-Hooghly, West Bengal, India, PIN:- 712223			

Identifier Of Dr RAJ KUMAR CHHAJER, Mr VINAY JAIN, Miss AKSHITA JAIN, Miss PALLAVI CHHAJER, Mr MAYANK BAID, Smt SURAJ NAHATA, Mr DINESH PATEL, Dr VIJAY SINGH BAID, Dr RAJ KUMAR CHHAJER, Mrs HANSA RUNGTA, Dr RAJ KUMAR CHHAJER, Dr RAJ KUMAR CHHAJER

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Dr RAJ KUMAR CHHAJER	KLK REALTY OPC PRIVATE LIMITED-6 Katha 12 Chatak 22 Sq Ft
2	Mr VINAY JAIN	KLK REALTY OPC PRIVATE LIMITED-6 Katha 12 Chatak 22 Sq Ft
3	Miss AKSHITA JAIN	KLK REALTY OPC PRIVATE LIMITED-6 Katha 12 Chatak 21 Sq Ft
4	Miss PALLAVI CHHAJER	KLK REALTY OPC PRIVATE LIMITED-3 Katha 5 Chatak 35 Sq Ft
5	Mr HARSH CHHAJER	KLK REALTY OPC PRIVATE LIMITED-2 Katha 15 Chatak 24 Sq Ft
6	DINESH PATEL HUF	KLK REALTY OPC PRIVATE LIMITED-7 Katha 4 Chatak 37 Sq Ft
7	Smt MITA ROY	KLK REALTY OPC PRIVATE LIMITED-7 Katha 5 Chatak 20 Sq Ft
8	Smt SUCHITRA CHONGDAR	KLK REALTY OPC PRIVATE LIMITED-7 Katha 2 Chatak 1 Sq Ft
9	Smt ANITA ROY	KLK REALTY OPC PRIVATE LIMITED-7 Katha 2 Chatak 1 Sq Ft
10	VIJAY SINGH BAID HUF	KLK REALTY OPC PRIVATE LIMITED-7 Katha 2 Chatak 40 Sq Ft
11	Mr MAHAK BAID	KLK REALTY OPC PRIVATE LIMITED-4 Katha 9 Chatak 38.5 Sq Ft
12	Mr MAYANK BAID	KLK REALTY OPC PRIVATE LIMITED-4 Katha 9 Chatak 38.5 Sq Ft
13	Smt SURAJ NAHATA	KLK REALTY OPC PRIVATE LIMITED-7 Katha 2 Chatak 40 Sq Ft
14	MANOJ KUMAR CHHALANI HUF	KLK REALTY OPC PRIVATE LIMITED-7 Katha 2 Chatak 40 Sq Ft
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Dr RAJ KUMAR CHHAJER	KLK REALTY OPC PRIVATE LIMITED-7 Katha
2	DINESH PATEL HUF	KLK REALTY OPC PRIVATE LIMITED-23 Katha
3	Smt MITA ROY	KLK REALTY OPC PRIVATE LIMITED-40 Katha
4	VIJAY SINGH BAID HUF	KLK REALTY OPC PRIVATE LIMITED-7 Katha
5	Smt SURAJ NAHATA	KLK REALTY OPC PRIVATE LIMITED-23 Katha
6	RAJ KUMAR CHHAJER HUF	KLK REALTY OPC PRIVATE LIMITED-20 Katha
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	VIJAY SINGH BAID HUF	KLK REALTY OPC PRIVATE LIMITED-7 Katha
2	MANOJ KUMAR CHHALANI HUF	KLK REALTY OPC PRIVATE LIMITED-33 Katha
3	RAJ KUMAR CHHAJER HUF	KLK REALTY OPC PRIVATE LIMITED-40 Katha

**On 20-01-2023**

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

Presented for registration at 16:00 hrs on 20-01-2023, at the Private residence by Dr RAJ KUMAR CHHAJER ,

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 11,22,56,842/-

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

Execution is admitted on 20/01/2023 by 1. Dr RAJ KUMAR CHHAJER, Son of Mr SAMPAT LAL CHHAJER, , JAICHAND VILLA, 15/9 DEODAR STREET, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others, 2. Mr VINAY JAIN, Son of Mr SAMPAT LAL CHHAJER, , JAICHAND VILLA, 15/9 DEODAR STREET, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others, 3. Miss AKSHITA JAIN, Daughter of Shri VIJAY JAIN, , JAICHAND VILLA, 15/9 DEODAR STREET, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others, 4. Miss PALLAVI CHHAJER, Daughter of Dr RAJ KUMAR CHHAJER, , JAICHAND VILLA, 15/9 DEODAR STREET, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others, 5. Mr MAYANK BAID, Son of Dr VIJAY SINGH BAID, , 36/2A, RAM KRISHNA SAMADHI ROAD, P.O: KANKURGACHI, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Others, 6. Smt SURAJ NAHATA, Wife of Mr SUBHASH MAL NAHATA, , 58, JATINDAS ROAD, Flat No: 3C, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others

Identified by Mr Soumitra Sarkar, , , Son of Mr MILAN CHANDRA SARKAR, GOBINDAPUR, P.O: DIARA, Thana: Singur, , Hooghly, WEST BENGAL, India, PIN - 712223, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-01-2023 by Mr DINESH PATEL, KARTA, DINESH PATEL HUF, , VINEAK-1A, 78/B SARAT BOSE ROAD, City:- Not Specified, P.O:- BHAWANIPORE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr Soumitra Sarkar, , , Son of Mr MILAN CHANDRA SARKAR, GOBINDAPUR, P.O: DIARA, Thana: Singur, , Hooghly, WEST BENGAL, India, PIN - 712223, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-01-2023 by Dr VIJAY SINGH BAID, KARTA, VIJAY SINGH BAID HUF, , 36/2A, RAM KRISHNA SAMADHI ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054

Identified by Mr Soumitra Sarkar, , , Son of Mr MILAN CHANDRA SARKAR, GOBINDAPUR, P.O: DIARA, Thana: Singur, , Hooghly, WEST BENGAL, India, PIN - 712223, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-01-2023 by Dr RAJ KUMAR CHHAJER, ATTORNEY OF MANOJ KUMAR CHHALANI, MANOJ KUMAR CHHALANI HUF, , SURYAKIRAN APARTMENT, 2ND FLOOR, DC-115 NARAYANT, Block/Sector: B, City:- Not Specified, P.O:- DESH BANDHU NAGAR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Mr Soumitra Sarkar, , , Son of Mr MILAN CHANDRA SARKAR, GOBINDAPUR, P.O: DIARA, Thana: Singur, , Hooghly, WEST BENGAL, India, PIN - 712223, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-01-2023 by Mrs HANSA RUNGTA, DIRECTOR, KLK REALTY OPC PRIVATE LIMITED, , 8 MOTT LANE, 3RD FLOOR, City:- Kolkata, P.O:- DHARMATALA, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013

Identified by Mr Soumitra Sarkar, , , Son of Mr MILAN CHANDRA SARKAR, GOBINDAPUR, P.O: DIARA, Thana: Singur, , Hooghly, WEST BENGAL, India, PIN - 712223, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-01-2023 by Dr RAJ KUMAR CHHAJER, KARTA, RAJ KUMAR CHHAJER HUF, , JAICHAND VILLA, 15/9 DEODAR STREET, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Mr Soumitra Sarkar, , , Son of Mr MILAN CHANDRA SARKAR, GOBINDAPUR, P.O: DIARA, Thana: Singur, , Hooghly, WEST BENGAL, India, PIN - 712223, by caste Hindu, by profession Law Clerk

**Executed by Attorney**

Execution by Dr RAJ KUMAR CHHAJER, , Son of Mr SMPAT MAL CHHAJER, , JAICHAND VILLA, 15/9 DEADODAR STREET, P.O: BALLYGUNGE, Thana: Bullygunge, , South24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Professionals as constituted attorney for 1. Mr HARSH CHHAJER , JAICHAND VILLA, 15/9 DEODAR STREET, P.O: Ballygunge, Thana: Bullygunge, , South24-Parganas, WEST BENGAL, India, PIN - 700019, 2. Smt MITA ROY , MITA ROY CHHAJER , JAICHAND VILLA, 15/9 DEODAR STREET, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, 3. Smt SUCHITRA CHONGDAR , ANANDANAGAR DHARMA, MEDINIPORE, P.O: MIDNAPORE, Thana: Kotwali , , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, 4. Smt ANITA ROY , G-172/1, ACCOUNTS COLONY, P.O: CHAKRADHARPUR, Thana: CHAKRADHARPUR, , Pashchimi Singhbhum, JHARKHAND, India, PIN - 833102, 5. Mr MAHAK BAID , 36/2A, RAM KRISHNA SAMADHI ROAD, P.O: KANKURGACHI, Thana: Phool Bagan, , South24-Parganas, WEST BENGAL, India, PIN - 700054 is admitted by him

Indetified by Mr Soumitra Sarkar, , Son of Mr MILAN CHANDRA SARKAR, GOBINDAPUR, P.O: DIARA, Thana: Singur, , Hooghly, WEST BENGAL, India, PIN - 712223, by caste Hindu, by profession Law Clerk



**Sourav Chakrobarty**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**

**On 27-01-2023**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/01/2023 1:18PM with Govt. Ref. No: 192022230254293848 on 15-01-2023, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 1390504439118 on 15-01-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 75,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 011523, Amount: Rs.100.00/-, Date of Purchase: 27/12/2022, Vendor name: Sipra Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/01/2023 1:18PM with Govt. Ref. No: 192022230254293848 on 15-01-2023, Amount Rs: 75,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 1390504439118 on 15-01-2023, Head of Account 0030-02-103-003-02



**Sourav Chakrobarty**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**



**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1607-2023, Page from 38607 to 38699  
being No 160700879 for the year 2023.



Digitally signed by SOURAV  
CHAKRABORTY  
Date: 2023.02.03 14:09:53 +05:30  
Reason: Digital Signing of Deed.

**(Sourav Chakrobarty) 2023/02/03 02:09:53 PM**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**West Bengal.**



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

DATED THIS <sup>20th</sup> ..... DAY OF <sup>January</sup> ..... 2023

**BETWEEN**

**(SMT.) RAJ KUMAR CHHAJER & ORS.**

... **Owners**

**AND**

**KLK REALTY (OPC) PRIVATE LIMITED**

... **Developer**

**JOINT VENTURE AGREEMENT**

**PANKAJ SHROFF & COMPANY**

**Advocates**

**DIAMOND HERITAGE, N611, 6th FLOOR,**

**16 STRAND ROAD,**

**KOLKATA - 700001**