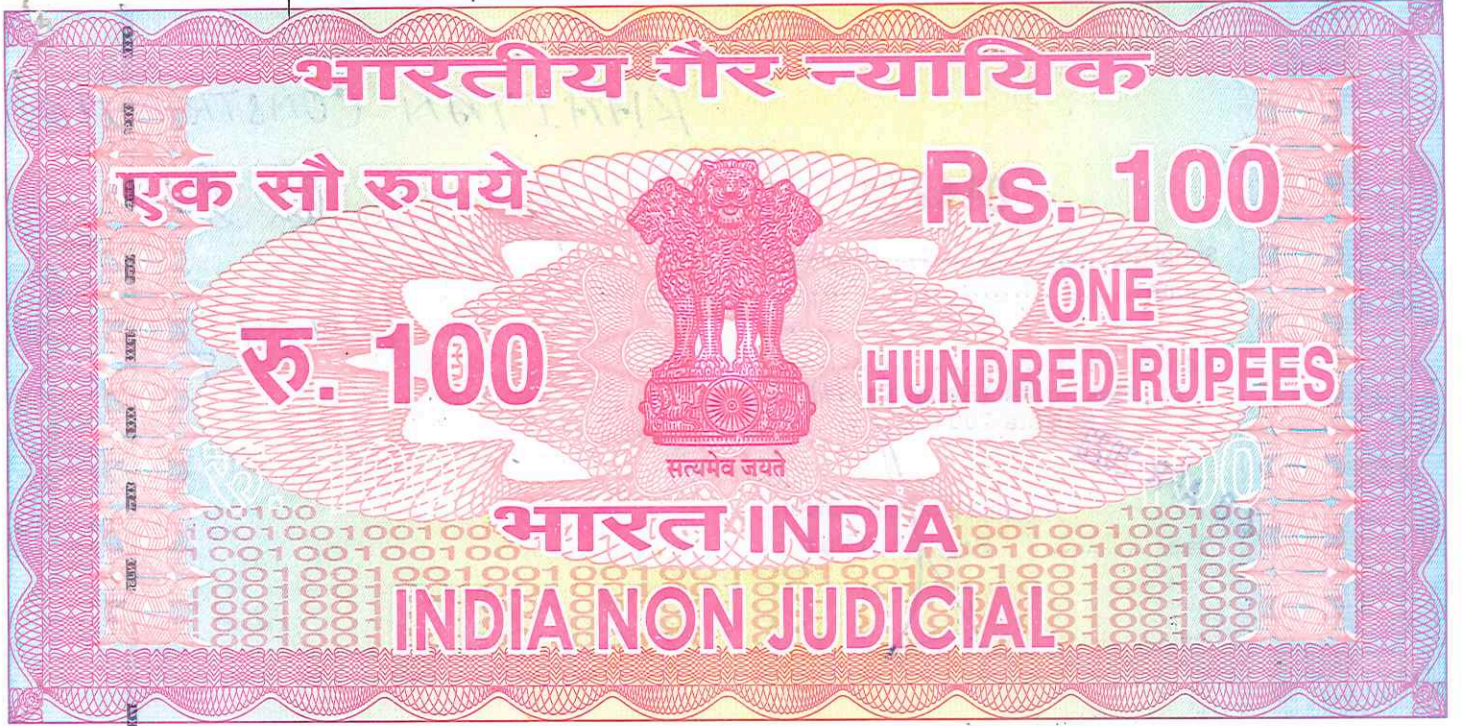


6624/23

I- 6388/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 160318

12.05.2023
Q-2-100/125/2023

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

K
District Sub-Register-III
Alipore, South 24-parganas

12 MAY 2023

THIS DEED OF RECTIFICATION made this 12th day of May, TWO THOUSAND AND TWENTY THREE BETWEEN 1) NIROSHINI TECHNOLOGY LLP, (LLPIN AAH-1450) (INCOME TAX PAN AANFN3485F), a limited liability partnership incorporated and registered under The Limited Liability Partnership Act, 2008, having its registered office and principal place of business at 7B, Kiran Shankar Roy Road, 4th Floor, Police Station – Hare Street, Post Office – General Post Office, Kolkata – 700 001, West Bengal, 2) MAHESHWARI COMMOTRADE LLP, (LLPIN AAD-6220) (INCOME TAX PAN ABAFM9142L), a limited liability partnership incorporated and registered under The Limited Liability

Contd. . .

KHAITAN CONSTRUCTION LLP

10A, Rowdon St

101-17

014279

Serial No.....

Name.....

Address.....

71, Park Street, (Room No.-14)
Kolkata-700 016

20 APR 2023

Licensed Stamp Vendor

Date..... Srijit Sarkar



Hansi das Sardar
S/o. Late B. Sardar
village P.O. Sarberia
f.s. Jaynagar
South 24 Parganas
Pin No. 743385
Serbia.

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 MAY 2023

Partnership Act, 2008, having its registered office and principal place of business at Diamond Heritage, 16 Strand Road, 10th Floor, Room No. 1007, Police Station – Hare Street, Post Office – General Post Office, Kolkata – 700 001, West Bengal and 3) **KHAITAN CONSTRUCTION LLP, (LLPIN AAC-9285) (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 No. 10A, Rawdon Street, Rawdon Enclave, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, all represented by their **Constituted Attorney, Sri ROHIT KHAITAN, (INCOME TAX PAN BGLPK9094A), (AADHAR NO. 7613 7721 1036)**, son of Rajendra Khaitan, by faith Hindu, by nationality Indian, by occupation business and at present residing at “Silver Spring”, 5, J.B.S. Halden Avenue, Block – IV, 6th Floor, Flat No. 6B, Police Station – Pragati Maidan (previously Tiljala), and Post Office - Dhapa, Kolkata – 700 105, 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 the Constituted Attorney and his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND KHAITAN CONSTRUCTION LLP, (LLPIN AAC-9285) (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 No. 10A, Rawdon Street, Rawdon Enclave, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its **Authorised Signatory, Sri ROHIT KHAITAN, (INCOME TAX PAN BGLPK9094A), (AADHAR NO. 7613 7721 1036)**, son of Rajendra Khaitan, by faith Hindu, by nationality Indian, by occupation business and at present residing at “Silver Spring”, 5, J.B.S. Halden Avenue, Block – IV, 6th Floor, Flat No. 6B, Police Station – Pragati Maidan (previously Tiljala), and Post Office - Dhapa, Kolkata – 700 105, 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 the Authorised Signatory for the time being and his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**

Contd. . .



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

12 MAY 2023

WHEREAS:

A. By and under a Development Agreement dated 9th March, 2023, made and executed by and between Niroshini Technology LLP and 2 others, collectively being the party of the first part herein, therein collectively 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 – III, Alipore, South 24 Parganas, in Book- I, Volume number 1603-2023, Page from 108178 to 108218, being No. 160303540, for the year 2023, (hereinafter referred to as “**SAID DEVELOPMENT AGREEMENT**”), the Owners therein, the party of the first part herein, on the 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 or parcel of bastu land, admeasuring an area of 32 sataks/decimals, be the same a little more or less **TOGETHER WITH** the paths, passages, residential structure/s measuring 562 sq. ft. more or less with cemented floor about 20 years old standing and/or lying erected thereupon and others thereof being Plot No. 1, in Mouza Jagaddal, J. L. No. 71, R. S. No. 233, Touzi No. 82, under C. S. and R. S. Dag Nos. 959 and 3028, L. R. Dag Nos. 1111 (10 sataks/decimals) and 3047 (22 sataks/decimals), C. S. and R. S. Khatian Nos. 942 and 1086, L. R. Khatian No. 346, 5126, 5127 and 5128, Police Station and Additional District Sub Registrar Sonarpur, under Rajpur Sonarpur Municipality, bearing Holding No. 203, Ramchand Dey Street (Ramchandra Dey Street), Ward No. 26 (previously 24), District 24 Parganas (South), Kolkata – 700 151 **AND ALL THAT** the piece or parcel of bastu land, admeasuring an area of 29 sataks/decimals, be the same a little more or less **TOGETHER WITH** the paths, passages, residential structure/s measuring about 833 sq. ft. more or less standing and/or lying erected thereupon and others thereof being Plot No. 2, in Mouza Jagaddal, J. L. No. 71, R. S. No. 233, Touzi No. 82, under C. S. and R. S. Dag Nos. 959 and 3028, L. R. Dag Nos. 1111 (2 sataks/decimals) and 3047 (27 sataks/decimals), C. S. and R. S. Khatian Nos. 942 and 1086, L. R. Khatian No. 758, 5126, 5127 and 5128, Police Station and Additional District Sub Registrar Sonarpur, under Rajpur Sonarpur Municipality, bearing Holding No. 202, Ramchand Dey Street (Ramchandra Dey Street), Ward No. 26 (previously 24), District 24 Parganas (South), Kolkata – 700 151, thereby aggregating to a total area of 61 sataks/decimals of land equivalent to 36 (thirty six) cottahs 14 (fourteen)

Contd. . .



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 MAY 2023

chittacks and 22 (twenty two) sq. ft., be the same a little more or less, (hereinafter collectively referred to as the **"SAID PREMISES"**), as more fully and particularly mentioned and described in the **FIRST SCHEDULE** thereunder written, and also in the **SCHEDULE** hereunder written.

B. After the execution and registration of the said Development Agreement, certain mistakes in several paragraphs at various pages were discovered, (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 also thereto, 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 **first and fifth lines** of paragraph No. 1 xii), **"28% (twenty eight percent)"** shall be replaced with **"30% (thirty percent)"**. Hence, **"28% (twenty eight percent)"** shall be deleted and **"30% (thirty percent)"** shall be added.

2. At page 9 of the said Development Agreement, in the **fifteenth and sixteenth lines** of paragraph No. 1 xii), **"14% (fourteen percent)"** shall be replaced with **"15% (fifteen percent)"**, **"11.2% (eleven point two percent)"** shall be replaced with **"12% (twelve percent)"** and **"2.8% (two point eight percent)"** shall be replaced with **"3% (three percent)"**. Hence, **"14% (fourteen percent)"**, **"11.2% (eleven point two percent)"** and **"2.8% (two point eight percent)"** shall be deleted and **"15% (fifteen percent)"**, **"12% (twelve percent)"** and **"3% (three percent)"** shall be added.

3. At page 9 of the said Development Agreement, in the **first and sixth lines** of paragraph No. 1 xiii), **"72% (seventy two percent)"** shall be replaced with **"70% (seventy percent)"**. Hence, **"72% (seventy two percent)"** shall be deleted and **"70% (seventy percent)"** shall be added.

4. At page 10 of the said Development Agreement, in the **sixteenth line** of paragraph No. 1 xiv), **"28% (twenty eight percent)"** shall be replaced with **"30%**

Contd. . .



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

12 MAY 2023

(thirty percent)". Hence, "28% (twenty eight percent)" shall be deleted and "30% (thirty percent)" shall be added.

5. At page 14 of the said Development Agreement, in the first and fifth lines of paragraph No. 7 (i), "28% (twenty eight percent)" shall be replaced with "30% (thirty percent)". Hence, "28% (twenty eight percent)" shall be deleted and "30% (thirty percent)" shall be added.

6. At page 15 of the said Development Agreement, in the fifteenth and sixteenth lines of paragraph No. 7(i), "14% (fourteen percent)" shall be replaced with "15% (fifteen percent)", "11.2% (eleven point two percent)" shall be replaced with "12% (twelve percent)" and "2.8% (two point eight percent)" shall be replaced with "3% (three percent)". Hence, "14% (fourteenth percent)", "11.2% (eleven point two percent)" and "2.8% (two point eight percent)" shall be deleted and "15% (fifteen percent)", "12% (twelve percent)" and "3% (three percent)" shall be added.

7. At page 15 of the said Development Agreement, in the first and sixth lines of paragraph No. 7(ii), "72% (seventy two percent)" shall be replaced with "70% (seventy percent)". Hence, "72% (seventy two percent)" shall be deleted and "70% (seventy percent)" shall be added.

8. At page 17 of the said Development Agreement, in the tenth line of paragraph No. 12, "28% (twenty eight percent)" shall be replaced with "30% (thirty percent)". Hence, "28% (twenty eight percent)" shall be deleted and "30% (thirty percent)" shall be added.

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

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

Contd. . .



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

12 MAY 2023

THE SCHEDULE ABOVE REFERRED TO:

“SAID PREMISES”

ALL THAT the piece or parcel of bastu land, admeasuring an area of 32 sataks/decimals, be the same a little more or less **TOGETHER WITH** the paths, passages, residential structure/s measuring 562 sq. ft. more or less with cemented floor about 20 years old standing and/or lying erected thereupon and others thereof being Plot No. 1, in Mouza Jagaddal, J. L. No. 71, R. S. No. 233, Touzi No. 82, under C. S. and R. S. Dag Nos. 959 and 3028, L. R. Dag Nos. 1111 (10 sataks/decimals) and 3047 (22 sataks/decimals), C. S. and R. S. Khatian Nos. 942 and 1086, L. R. Khatian No. 346, 5126, 5127 and 5128, Police Station and Additional District Sub Registrar Sonarpur, under Rajpur Sonarpur Municipality, bearing Holding No. 203, Ramchand Dey Street (Ramchandra Dey Street), Ward No. 26 (previously 24), District 24 Parganas (South), Kolkata – 700 151 and butted and bounded in the manner following that is to say:

ON THE NORTH: Partly by municipal 21' road and partly by C. S. and R. S. Dag No. 3027;

ON THE EAST: By C. S. and R. S. Dag Nos. 3026 and 3027;

ON THE WEST: By C.S. and R.S. Dag No. 959 (P) and

ON THE SOUTH: Partly by C. S. and R. S. Dag No. 960 and partly by C. S. and R. S. Dag No. 3028

OR HOWSOEVER OTHERWISE the same are or is was or were heretofore butted bounded called known numbered described or distinguished.

AND

ALL THAT the piece or parcel of bastu land, admeasuring an area of 29 sataks/decimals, be the same a little more or less **TOGETHER WITH** the paths, passages, residential structure/s measuring about 833 sq. ft. more or less standing and/or lying erected thereupon and others thereof being Plot No. 2, in Mouza Jagaddal, J. L. No. 71, R. S. No. 233, Touzi No. 82, under C. S. and R. S. Dag Nos. 959 and 3028, L. R. Dag Nos. 1111 (2 sataks/decimals) and 3047 (27 sataks/decimals), C. S. and R. S. Khatian Nos. 942 and 1086, L. R. Khatian No. 758, 5126, 5127 and 5128,

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DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
12 MAY 2023

Police Station and Additional District Sub Registrar Sonarpur, under Rajpur Sonarpur Municipality, bearing Holding No. 202, Ramchand Dey Street (Ramchandra Dey Street), Ward No. 26 (previously 24), District 24 Parganas (South), Kolkata – 700 151 and butted and bounded in the manner following that is to say:

ON THE NORTH: Partly by municipal road and partly by C. S. and R. S. Dag Nos. 3028 and 959;

ON THE EAST: By C. S and R. S. Dag No. 3026;

ON THE WEST: By C. S. and R. S. Dag Nos. 960 and 959 (P) and

ON THE SOUTH: By C. S. and R. S. Dag No. 3029

thereby aggregating to a total area of 61 sataks/decimals of land equivalent to 36 (thirty six) cottahs 14 (fourteen) chittacks and 22 (twenty two) sq. ft., be the same a little more or less

TOGETHER WITH all easement rights of free egress and ingress together with the right to take men, materials and vehicles, sewerage, drain, electricity, water, gas telephone connection etc. independently in, upon, over and from the municipal road on the Northern side of the of the said land

OR HOWSOEVER OTHERWISE the same are is was or were heretofore butted bounded called known numbered described or distinguished.



Contd. . .

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 by their Constituted Attorney, at Kolkata in the presence of:

1. *Haridoss Sanyal*
office at 10A, Lawdon Street
Kolkata - 700017.
2. *Subrata Mandal*
Alipore police
Court Hall-27.

NIROSHINI TECHNOLOGY LLP
MAHESHWARI COMMOTRADE LLP
KHAITAN CONSTRUCTION LLP

Haridoss Sanyal

Constituted Attorney/Authorised Signatory

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

1. *Haridoss Sanyal*
2. *Subrata Mandal*

Khaitan Construction LLP

Haridoss Sanyal

Authorised Signatory

Drafted by me.

Mayank Kakrania

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

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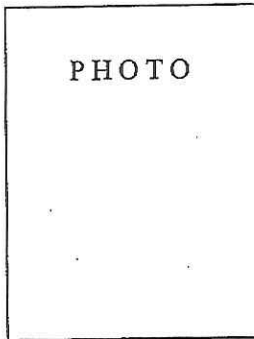
DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
12 MAY 2023

SPECIMEN FORM FOR TEN FINGERPRINTS

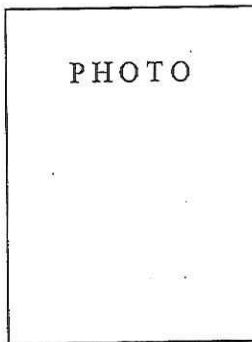


(Rohit Kishore)

	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					



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



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
12 MAY 2023



ভারত সরকার

Unique Identification Authority of India
Government of India



তালিকাভুক্তির আই ডি / Enrollment No. : 1190/30101/00312

07/05/2014

To
Haridas Sardar
হরিদাস সর্দার
S/O: Bhramar Sardar
Sarberia
Sarberia
Sarberia, South 24 Parganas
West Bengal - 743385



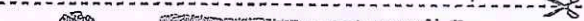
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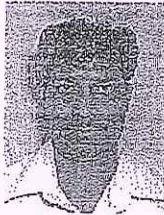
আপনার আধার সংখ্যা / Your Aadhaar No. :

8116 7641 8656

আধার - সাধারণ মানুষের অধিকার



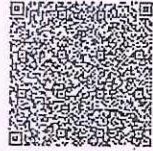
ভারত সরকার
Government of India



হরিদাস সর্দার
Haridas Sardar
পিতা : ভ্রমর সর্দার
Father : Bhramar Sardar

জন্মতারিখ / DOB: 26/10/1980
পুরুষ / Male

8116 7641 8656



আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No :	I-1603-06388/2023	Date of Registration	12/05/2023
Query No / Year	1603-2001001125/2023	Office where deed is registered	
Query Date	20/04/2023 10:39:22 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shantam Bajoria 10A Rawdon Street, Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700017, Mobile No. : 9836397129, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 8/-	Rs. 1,99,64,827/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,100/- (Article:48(g))	Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: RAMCHANDRA DEY STREET, Mouza: Jagaddal, , Ward No: 26, Holding No:203 JI No: 71, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1111 (RS :-)	LR-5126	Bastu	Bastu	6 Dec	1/-	18,81,554/-	Property is on Road
L2	LR-1111 (RS :-)	LR-5128	Bastu	Bastu	5 Dec	1/-	15,67,962/-	Property is on Road
L3	LR-1111 (RS :-)	LR-5127	Bastu	Bastu	1 Dec	1/-	3,13,592/-	Property is on Road
		TOTAL :			12Dec	3 /-	37,63,108 /-	

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: RAMCHANDRA DEY STREET, Mouza: Jagaddal, , Ward No: 26, Holding No:202 JI No: 71, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	LR-3047 (RS :-)	LR-5126	Bastu	Bastu	20 Dec	1/-	62,71,848/-	Property is on Road

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: RAMCHANDRA DEY STREET, Mouza: Jagaddal, , Ward No: 25, Holding No:202 JI No: 71, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L5	LR-3047 (RS :-)	LR-5127	Bastu	Bastu	11 Dec	1/-	34,49,516/-	Property is on Road

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: RAMCHANDRA DEY STREET, Mouza: Jagaddal, , Ward No: 26, Holding No:202 JI No: 71, Pin Code : 70151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L6	LR-3047 (RS :-)	LR-5128	Bastu	Bastu	18 Dec	1/-	56,44,663/-	Property is on Road
		Grand Total :			61Dec	6 /-	191,29,135 /-	

16/05/2023 Query No:-16032001001125 / 2023 Deed No :I - 160306388 / 2023, Document is digitally signed.

THE UNIVERSITY OF CHICAGO

PH.D. THESIS

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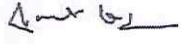
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	562 Sq Ft.	1/-	3,36,673/-	Structure Type: Structure
Gr. Floor, Area of floor : 562 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L4, L5, L6	833 Sq Ft.	1/-	4,99,019/-	Structure Type: Structure
Gr. Floor, Area of floor : 833 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1395 sq ft	2 /-	8,35,692 /-	



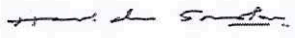
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP 4th FLOOR, 7B, Kiron Sankar Roy Road(Hastings Street), City:- Kolkata, P.O:- GENERAL POST OFFICE, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	MAHESHWARI COMMOTRADE LLP DIAMOND HERITAGE, 10th FLOOR, Flat No: 1007, 16, Strand Road, City:- Kolkata, P.O:- GENERAL POST OFFICE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: ABxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	KHAITAN CONSTRUCTION LLP RAWDON ENCLAVE, 1st FLOOR, 10A, Rawdon Street, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5G,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	Name	Photo	Finger Print	Signature
	Mr ROHIT KHAITAN (Presentant) Son of Mr RAJENDRA KHAITAN Date of Execution - 12/05/2023, , Admitted by: Self, Date of Admission: 12/05/2023, Place of Admission of Execution: Office			
	May 12 2023 1:20PM	LTI 12/05/2023	12/05/2023	
RAWDON ENCLAVE, 1st FLOOR, 10A, Rawdon Street, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx4A, Aadhaar No: 76xxxxxxxx1036 Status : Representative, Representative of : NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP (as Constituted Attorney), MAHESHWARI COMMOTRADE LLP (as Constituted Attorney), KHAITAN CONSTRUCTION LLP (as Constituted Attorney)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr HARIDAS SARDAR Son of Late B SARDAR SARBERIA, City:- , P.O:- SARBERIA, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743385			
	12/05/2023	12/05/2023	12/05/2023
Identifier Of Mr ROHIT KHAITAN			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP	-6 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	MAHESHWARI COMMOTRADE LLP	-5 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	KHAITAN CONSTRUCTION LLP	-1 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP	-20 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	KHAITAN CONSTRUCTION LLP	-11 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	MAHESHWARI COMMOTRADE LLP	-18 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP	-281.00000000 Sq Ft
2	MAHESHWARI COMMOTRADE LLP	-224.80000000 Sq Ft
3	KHAITAN CONSTRUCTION LLP	-56.20000000 Sq Ft
Transfer of property for S2		
SI.No	From	To. with area (Name-Area)
1	NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP	-416.50000000 Sq Ft
2	MAHESHWARI COMMOTRADE LLP	-333.20000000 Sq Ft
3	KHAITAN CONSTRUCTION LLP	-83.30000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: RAMCHANDRA DEY STREET, Mouza: Jagaddal, , Ward No: 26, Holding No:203 JI No: 71, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1111, LR Khatian No:- 5126	Owner:নিরশিনী টেকনোলজি এল এল পি, Gurdian:পক্ষে পার্টনার্স, Address:নিজ, Classification:বাস্তু, Area:0.06000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1111, LR Khatian No:- 5128	Owner:মাহেশ্বরী কমোডেড এল এল পি, Gurdian:পক্ষে পার্টনার্স, Address:নিজ, Classification:বাস্তু, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 1111, LR Khatian No:- 5127	Owner:খইতান কম্পাউন্ড এল এল পি, Gurdian:পক্ষে পার্টনার্স, Address:নিজ, Classification:বাস্তু, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: RAMCHANDRA DEY STREET, Mouza: Jagaddal, , Ward No: 26, Holding No:202 JI No: 71, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L4	LR Plot No:- 3047, LR Khatian No:- 5126	Owner:নিরশিনী টেকনোলজি এল এল পি, Gurdian:পক্ষে পার্টনার্স, Address:নিজ, Classification:বাস্তু, Area:0.20000000 Acre,	Seller is not the recorded Owner as per Applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: RAMCHANDRA DEY STREET, Mouza: Jagaddal, , Ward No: 25, Holding No:202 JI No: 71, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L5	LR Plot No:- 3047, LR Khatian No:- 5127	Owner:খইতান কম্পাউন্ড এল এল পি, Gurdian:পক্ষে পার্টনার্স, Address:নিজ, Classification:বাস্তু, Area:0.11000000 Acre,	Seller is not the recorded Owner as per Applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: RAMCHANDRA DEY STREET, Mouza: Jagaddal, , Ward No: 26, Holding No:202 JI No: 71, Pin Code : 70151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L6	LR Plot No:- 3047, LR Khatian No:- 5128	Owner:মাহেশ্বরী কমোডেড এল এল পি, Gurdian:পক্ষে পার্টনার্স, Address:নিজ, Classification:বাস্তু, Area:0.18000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 12-05-2023

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.

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

Presented for registration at 13:11 hrs on 12-05-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ROHIT KHAITAN ,.

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 1,99,64,827/-

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

Execution is admitted on 12-05-2023 by Mr ROHIT KHAITAN, Constituted Attorney, NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP (LLP), 4th FLOOR, 7B, Kiron Sankar Roy Road(Hastings Street), City:- Kolkata, P.O:- GENERAL POST OFFICE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Constituted Attorney, MAHESHWARI COMMOTRADE LLP (LLP), DIAMOND HERITAGE, 10th FLOOR, Flat No: 1007, 16, Strand Road, City:- Kolkata, P.O:- GENERAL POST OFFICE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Constituted Attorney, KHAITAN CONSTRUCTION LLP (LLP), RAWDON ENCLAVE, 1st FLOOR, 10A, Rawdon Street, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr HARIDAS SARDAR, , Son of Late B SARDAR, SARBERIA, P.O: SARBERIA, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/05/2023 12:57PM with Govt. Ref. No: 192023240050544281 on 12-05-2023, Amount Rs: 7/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW8982312 on 12-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,000/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 40,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14279, Amount: Rs.100.00/-, Date of Purchase: 20/04/2023, Vendor name: Srijit Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/05/2023 12:57PM with Govt. Ref. No: 192023240050544281 on 12-05-2023, Amount Rs: 40,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW8982312 on 12-05-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYS 433



Diagram illustrating the geometry of a cylinder of radius R and height H . The cylinder is shown in a perspective view, with the top surface shaded to indicate its circular shape. The radius R is labeled at the top edge, and the height H is labeled on the right side.

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 186831 to 186848

being No 160306388 for the year 2023.



Digitally signed by Debasish Dhar
Date: 2023.05.16 12:54:33 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2023/05/16 12:54:33 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)