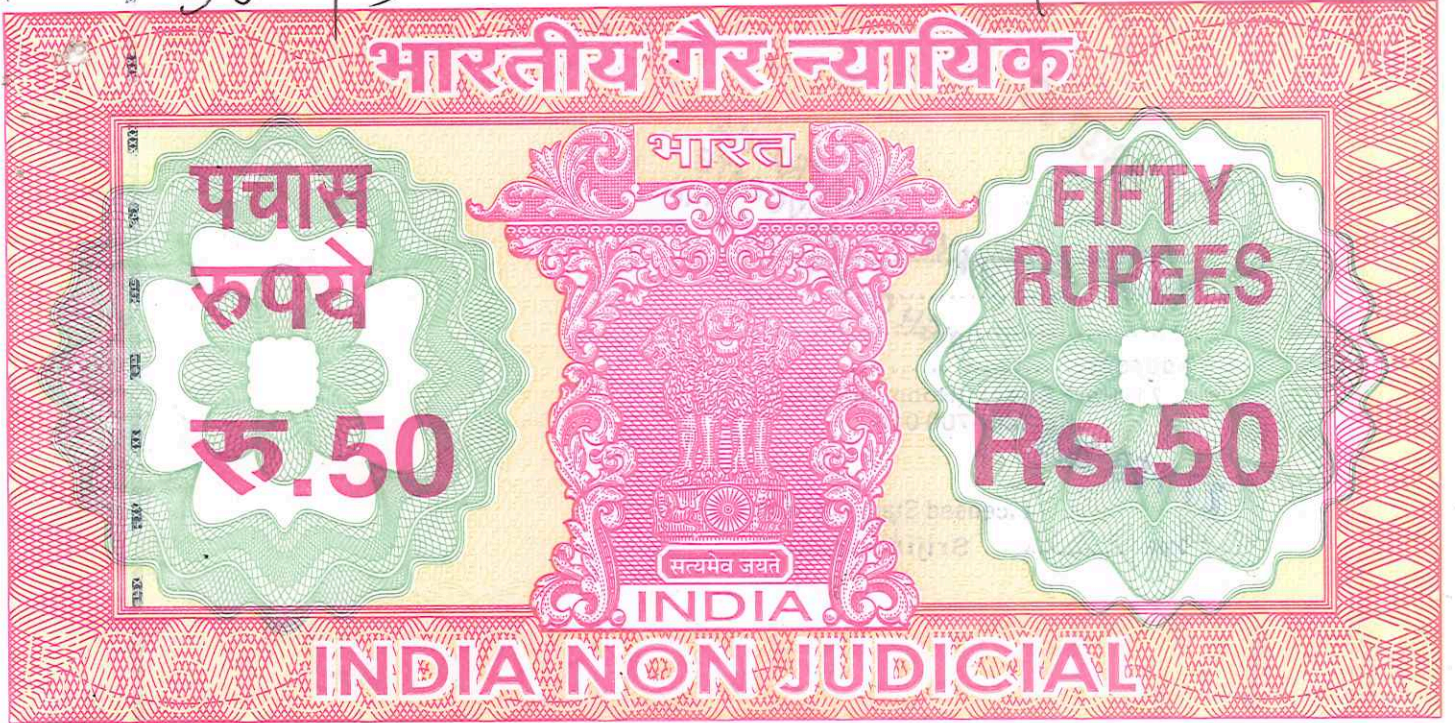


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 155102

Certified that the document is admitted to registration. The stamp sheets and the endowments are attached with the document.

*[Signature]*  
District Sub-Register-III  
Alipore, South 24-parganas

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, 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, 4<sup>th</sup> Floor, Police Station – Hare Street, Post Office – General Post Office, Kolkata – 700 001, West Bengal, represented by its Designated Partner, Sri Aditya Kumar Tibrewal, (INCOME TAX PAN ABUPT6560F), (AADHAR NO. 5069 0770 2119), son of Binod Kumar Tibrewal, by faith Hindu, by nationality Indian, by occupation business and at present residing at Flat

083230

Serial No.....  
Name.....  
Address.....

**MAYANK KAKRANIA  
ADVOCATE  
HIGH COURT, CALCUTTA**

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

27 FEB 2023

Licensed Stamp Vendor  
Date..... Srijit Sarkar



DISTRICT SUB REGISTRAR-III  
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Hari das Sarda  
Sp. Late B. Sardar  
village P.O. Sarberia  
P.S. Jaynagar  
South 24 Parganas.  
Pin No. 743385,  
Sardar.



No. 9D, Tower – 3, Active Acres, 54/10 D.C. Dey Road, Tangra, Police Station and Post Office - Tangra, Kolkata – 700 015, West Bengal, 2) **MAHESHWARI COMMOTRADE LLP, (LLPIN AAD-6220) (INCOME TAX PAN ABAFM9142L)**, a limited liability partnership incorporated and registered under The Limited Liability Partnership Act, 2008, having its registered office and principal place of business at Diamond Heritage, 16 Strand Road, 10<sup>th</sup> Floor, Room No. 1007, Police Station – Hare Street, Post Office – General Post Office, Kolkata – 700 001, West Bengal, represented by its **Designated Partner, Sri Vivek Choudhary, (INCOME TAX PAN ACCPC0658A), (AADHAR NO. 8710 7389 5118)**, son of Sri Bijay Choudhary, by faith Hindu, by nationality Indian, by occupation business and at present residing at No. 84, Block BH, Salt Lake City, Sector II, Police Station Bidhannagar (North), Post Office Sech Bhawan, Kolkata – 700 091, District North 24 Parganas, 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, represented by its **Designated Partner, Sri Ravindra Khaitan, (INCOME TAX PAN AFQPK8488R), (AADHAR NO. 3781 7075 7108)**, son of late Ratan Lal 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, 5<sup>th</sup> Floor, Flat No. 5A, Police Station – Pragati Maidan (previously Tiljala), and Post Office – Dhapa, Kolkata – 700 105, (hereinafter collectively referred to as the “**PRINCIPAL**”) **SEND GREETINGS:**

**WHEREAS:**

A. We, the above named Principal, are jointly and collectively, the absolute lawful owners as per our respective ratios/shares, absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to **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

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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) 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 **SCHEDULE** hereunder written, absolutely and forever, free from all encumbrances, charges, liens, lispens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, acquisitions, requisitions, alignments, etc., whatsoever or howsoever.

B. By and under a Development Agreement dated 9<sup>th</sup> March, 2023 and registered in the office of the D.S.R. III. Alipore, in Book – I, being Deed No. 3540, for the year, 2023, made between the Principal herein, therein referred to as the Owners 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, 1<sup>st</sup> Floor, Police Station and Post Office – Shakespeare Sarani, Kolkata – 700 017, represented by its **Designated Partner, Sri Ravindra Khaitan, (INCOME TAX PAN AFQPK8488R), (AADHAR NO. 3781 7075 7108)**, son of Late Ratan Lal

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of  
Vineet Choudhary

Adv. Ravindra Khaitan



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Khaitan, by faith Hindu, by nationality Indian, by occupation business and at present working for gain at No. 10A, Rawdon Street, Rawdon Enclave, 1<sup>st</sup> Floor, Police Station and Post Office – Shakespeare Sarani, Kolkata – 700 017, therein referred to as the Developer of the Other Part, (hereinafter also referred to as the “DEVELOPER”), the Principals have appointed the Developer to develop the said premises, inter alia, for mutual benefit and consideration and on the terms and conditions therein contained, (Hereinafter referred to as the “SAID DEVELOPMENT AGREEMENT”).

C. In compliance of their obligations under the said Development Agreement and to effectuate the same, the Principal is executing this Power of Attorney in favour of **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 10A, Rawdon Street, Rawdon Enclave, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, (hereinafter referred to as the “DEVELOPER”), represented by its **Designated Partners, 1) Sri Ravindra Khaitan, (INCOME TAX PAN AFQPK8488R), (AADHAR NO. 3781 7075 7108)**, son of Late Ratan Lal Khaitan, by faith Hindu, by nationality Indian, by occupation Business and at present working for gain at No. 10A, Rawdon Street, Rawdon Enclave, 1<sup>st</sup> Floor, Police Station and Post Office – Shakespeare Sarani, Kolkata – 700 017 **and 2) Sri Rajkumar Khaitan, (INCOME TAX PAN AFQPK8485C), (AADHAR NO. 5186 1714 8247)**, son of Late Ratan Lal Khaitan, by faith Hindu, by nationality Indian, by occupation Business and at present working for gain at No. 10A Rawdon Street, Rawdon Enclave, 1<sup>st</sup> Floor, Police Station and Post Office – Shakespeare Sarani, Kolkata – 700 017 and its **Authorised Signatories, 1) Sri Rohit Khaitan, (INCOME TAX PAN BGLPK9094A), (AADHAAR NO. 7613 7721 1036)**, son of Sri Rajendra Khaitan, by faith Hindu, by nationality Indian, by occupation business and at present working for gain at No. 10A Rawdon Street, Rawdon Enclave, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017 **and 2) Sri Anshul Khaitan, (INCOME TAX PAN DQKPK3956G), (AADHAAR NO. 3713 3252 0426)**, son of Sri Raj Kumar Khaitan, by faith Hindu, by nationality Indian, by occupation business and at present working for gain at No. 10A Rawdon Street, Rawdon Enclave, 1<sup>st</sup> Floor, Police Station and Post Office

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Shakespeare Sarani, Kolkata – 700 017, (hereinafter referred to as the “ATTORNEYS”), as and for the purposes relating to the said premises, as hereinafter contained.

**NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH** that we, the within named **Principal** do hereby nominate, constitute and appoint the **Attorneys** as our true and lawful Attorneys for, in the name and on our behalf to do, execute, exercise and perform all or any of the following acts, deeds, matters and things relating to the said premises in accordance with the said Development Agreement, that is to say:

1. To manage, maintain, look after, supervise and administer and defend possession of the said premises and all buildings and constructions to be constructed thereon and every part thereof.
2. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution laws and all other related authorities.
3. To apply to the office of the Block Land and Land Reforms Officer (B.L. & L.R.O.) and the Rajpur Sonarpur Municipality, for the purpose of mutation and amalgamation of Plot Nos. 1 and 2 bearing Holding Nos. 203 and 202, Ramchand Dey Street (Ramchandra Dey Street), into one single Holding and premises and to take all necessary steps and pay all fees and charges for the same.
4. To appoint and terminate the appointment of and to re-appoint others in their stead and pay and settle fees and/ or compensation of Architects, Structural Engineer, Structural Reviewer, Geo-Technical Engineer, valuers, contractors, agencies, service providers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the said premises or portion or portions thereof and also for additions and/or alterations and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes herein stated.
5. To have the said premises soil tested.
6. To prepare or cause to prepare, sign, apply for and submit the plans from time to time in respect of the building at the said premises or on portion or portions thereof with the Rajpur Sonarpur Municipality and all other concerned authorities for sanctioning and to

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have the same sanctioned and if required, to have the same modified and/or altered from time to time.

7. To process the application for the sanctioning of the plan, and pay all fees and expenses and obtain back and receive the sanctioned plan, revalidation renewal and such other order or orders or permissions from the municipal office and other authorities and to gift any part or portion of the said premises and also to cause any alteration and modification in the said sanctioned plan as shall be deemed fit and proper by the Attorneys and to sign, execute, deliver and submit and do all other necessary acts, deeds, matters, applications, papers, documents, statements, affidavits, forms, undertakings, declaration and things as may be expedient for sanctioning, revalidation, renewal, modification and/or alteration of plans.
8. To inform the Rajpur Sonarpur Municipality and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the Rajpur Sonarpur Municipality and all other concerned authorities and to get the same regularised.
9. To pay all fees and expenses and obtain revalidation, renewal and such other order or orders or permissions from the necessary authorities and do all other necessary acts, deeds, matters and things as may be expedient for revalidation, renewal, modification and/or alteration of plans.
10. To pay all rates, taxes, charges, expenses and other outgoings whatsoever (including municipal rates and taxes, land revenue and other charges whatsoever) payable for and on account of the said premises or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon and receive refund of the excess amounts paid from the concerned authorities and to grant receipts and discharges in respect thereof from the date of execution and registration of the Joint Development Agreement.
11. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said premises or the building or buildings that may be constructed thereon or any part or share thereof by the Rajpur Sonarpur Municipality and have the same finalised.

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12. To construct the new building at the said premises and for that to demolish the existing building and/or other structures of whatsoever nature thereon or as may be constructed.

13. To sign and apply for and obtain electricity, water, sewerage, drainage, lift, and/or other connections of any other utility or facility in the said premises from the WBSEDCL, Rajpur Sonarpur Municipality and other appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds, matters and things as may be deemed fit and proper by the Attorneys.

14. To obtain and/ or give right of way, access, right to lay drains, water mains, electric cables, telephone and telegraph cables, etc., underground and over-head (as the case may be) on such terms and conditions as may be determined by the Attorneys at their absolute discretion, and for such purpose to obtain and give sign, execute and deliver all deeds, undertakings, writings, etc., as may be necessary or required from time to time.

15. To sign and apply for and obtain such permissions as be necessary for obtaining steel, cement, bricks and other building materials and construction equipment for the purpose of construction of the new building at the said premises.

16. To apply for and obtain permissions and licenses from the appropriate authorities to erect and run/operate one or more lifts, generators, dish antenna and other utilities at the said premises and to place orders for supply and erection/installation of the same on the manufacturer thereof and also to give contract to the manufacturer for maintenance of lift or lifts, generators, dish antenna and other utilities and its concerned machineries.

17. To apply for and obtain in the name of the Developer the registration under all Real Estate Development Laws, including Real Estate (Regulation and Development) Act, 2016, and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.

18. To sign and apply for and obtain the Occupancy or other certificates from the Rajpur Sonarpur Municipality and/or other concerned authorities in respect of construction and/or occupation of the new building to be constructed or any part thereof and also to sign and apply for and have No Objection Certificate from the Fire Department/authorities, if necessary and the police department.

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19. To warn off and prohibit and if necessary, proceed in due form of law against all or any tenants, trespassers, encroachers or occupants at the said premises, or any part thereof and to take appropriate steps in appropriate forum of law whether by action, or distress, or otherwise and to abate all nuisance and for that to enter into all contracts, agreements and arrangements with them or any of them or otherwise and to abate all nuisance.

20. To appear before the Rajpur Sonarpur Municipality and all other authorities, authorities under any local land/ tenancy law, act, or statute applicable to the said premises, statutory bodies and government departments and/or its officers and also all other state or central executives, judicial or quasi judicial, municipal and other authorities and also all courts and tribunals for all matters connected with construction of the new building or any part thereof and obtaining connection of utilities and other matters relating to the said premises.

21. To insure and keep insured the new building at the said premises or any part thereof against loss or damage by fire and/or other risks as may be deemed necessary and/or desirable by the Attorneys and to pay all premiums for such insurance.

22. To negotiate with the person or persons interested in owning, purchasing and/or otherwise acquiring such flats/units, shops, offices, or rights and other constructed areas, or saleable spaces in the new building to be constructed at the said premises and accept bookings from such intending buyer or buyers and to make commitments to and sell, convey, lease, transfer, assign, lease, let out, pledge, mortgage, hypothecate, charge, transfer by operation of law or otherwise dispose of the same alongwith or independent of or independently the land comprised in the said premises attributable thereto or any portion thereof, or any undivided share therein to such person or persons at such consideration and on such terms and conditions as the Attorneys may deem fit and proper and to receive and appropriate all proceeds, consideration, deposit and other amounts received/realised out of such sale, conveyance and/or transfer and grant valid receipts and discharges which shall fully exonerate the person paying the same.

23. To do, execute and perform all acts, deeds, things pertaining to any encumbrance to/ over and/ or title defect and/ or any other defect, issue, etc. in the said Premises as identified by the Attorneys, at the cost and expense of the Principals, such that the rights and interests of the Attorneys to/ over the said Premises as also the right of the Attorneys

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to develop and deal with the Project is and remains unhindered and without any encumbrance and to sign, execute, deliver, enter into, present for regulation and admit execution of all papers, deeds, documents, contracts, agreements, conveyance deeds, declaration and all other documents in connection with rectification of the title of the said premises.

24. To terminate any contract, agreement, right of occupancy, user and/or enjoyment with any person or persons intending to acquire units, shops, offices and other constructed areas/saleable spaces and/or undivided shares in the land comprised in the said premises and to deal with the space and rights of such person or persons in such manner as the Attorneys may deem fit and proper.

25. To join in and execute as confirming party to agreements for sale, lease, or otherwise transfer of the units, shops, offices, or rights and other constructed areas or saleable spaces in the new building to be constructed at the said premises and/or undivided share in the land comprised in the said premises or part thereof and also confirming there under the rights and entitlements of the Developer under the said Development Agreement and to sign and execute the Deed/s of Conveyance, lease or otherwise transfer to be executed in pursuance thereof.

26. To sign all papers and documents as may be required in the process of development of the said premises.

27. To appear and represent us before any Registrar, District Sub Registrar, Additional District Sub Registrar, Registrar of Assurances and other officer, or officers, or authority, or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents, agreements, deeds, conveyances, instruments and writings signed by the Attorneys by virtue of the powers hereby conferred.

28. To sign, execute enter into, modify, cancel, alter, draw, approve, present for registration and admit the execution of all papers, deeds, documents, contracts, agreements, conveyance deeds, leases, grants, gifts, assurances, applications, declarations and all other documents in connection with the said Premises or any part or portion thereof, inter alia, for the sale, lease, license, assignment, mortgage, creation of any Encumbrance etc. (though not including and/or amounting to transfer / conveyance) in/over/in respect of any

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of the said Premises and/or any part or portion thereof and/or any undivided share and/or interest therein and/or any buildings/improvements etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereat, in accordance with the terms of the Development Agreement, on such terms and to such Persons as the Attorneys may deem fit and proper, and/or for such other purpose as may be deemed fit by the Attorneys.

29. To ask for, receive and recover from any person intending to acquire: (a) any manner/nature of right, title or interest in any identified unit/constructed space; and/or (b) the permission to park vehicle(s) at vehicle parking space(s), each constructed/situate at only such parts and portions of the Project which are comprised in/comprise of unit(s)/constructed space(s)/vehicle parking(s) constructed/situate on/at any part or portion of the said Premises, all consideration, charges, service charges, taxes and other charges and sums of moneys in respect of any part or portion of the Project and/or the building(s)/improvement(s) to be constructed on the said Premises and/or the spaces thereon/therein in any manner whatsoever, and also on non-payment thereof, to enter upon and restrain and/or take legal steps for the recovery thereof as the Attorney may deem fit and proper.

30. To finalise and accept or dispute the market value assessed by the concerned Registrar or the concerned Collector or other concerned authority or authorities and for that to do all acts, deeds and things and sign, execute, deliver and submit all papers, documents, applications, objections, notices, etc. and also to submit and take delivery of all documents of title, clearances, plans etc. as may be required and found necessary or expedient by the Attorneys.

31. To appear and represent us before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any document in connection with the development of the said premises.

32. To enforce any covenant in any agreement, sale deed, transfer deed, conveyance, assignment deed or any other documents of transfer executed by us or by the Attorneys by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit, then to exercise such right, amongst others.

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33. To ask, demand, sue for, recover, realise and collect money, earnest money, consideration, construction costs, deposits, advances, compensation, interest, damages, payments whatsoever etc., which are or may be due, payable, or recoverable under any such agreement from any person or persons or Governmental or other authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
34. To sign and submit all papers, applications and documents for having and to have the units, shops, offices and other constructed areas in the new building that may be constructed at the said premises separately assessed and mutated in the names of the respective persons desirous of acquiring the same as hereinbefore stated in all public records and with all authorities and/or persons (including the Rajpur Sonarpur Municipality) having jurisdiction over the said premises and to deal with such authority and/or authorities in such manner as the Attorneys deem fit and proper.
35. For all or any of the purposes hereinbefore stated and also hereinafter contained to appear and represent the Principal before the Rajpur Sonarpur Municipality, the Kolkata Metropolitan Development Authority, Fire Brigade, Fire Authorities, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Regulatory Authority under the Real Estate (Regulation and Development) Act, 2016, and the Rules made there under, Town And Country Planning authorities, all revenue authorities, Pollution Control Board and other authorities connected to pollution matters, Development Plan authorities of the Government of West Bengal and/or India, insurance companies and authorities and police authorities and also all other authorities and government departments and/or its officers and also all other state and central executives, judicial or quasi-judicial, municipal and other authorities and persons and also all courts, tribunals and appellate authorities and to do all acts, deeds, matters and things and to make, sign, execute, affirm, notarize, register, submit, present for registration, admit execution, acknowledge, register or have registered, or have perfected and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc. (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said premises and other papers and documents as may be required by the necessary authorities or as may in any way be found necessary or expedient by the Attorneys.

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36. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings (whether civil or criminal), suits, writ petitions, appeals and demands touching any of the matters herein contained concerning the said premises or any part thereof in which the Principal is in any way or manner now or may hereafter be interested or concerned and if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, civil or criminal or revenue (including the Collector, Tribunal etc.).
37. To sign, declare, verify and/or affirm any plaint, written statement, petition, consent petition, affidavit, Vakalatnama, Warrant of Attorney, memorandum of appeal or any other document or cause paper in any proceeding in any way or connected with the said premises, and if necessary, to adduce evidence for and on behalf of the Principal.
38. To sign, issue, deliver, serve, receive and accept all notices, summons, letters and service or papers or any other correspondence as may be required from time to time from any Court, Tribunal, postal authorities and/or other authority and/or person or persons or in connection with all or any of the matters in connection to the said premises.
39. For better and more effectually exercising the powers and authorities aforesaid to retain, appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
40. To arrange for financing from any banks and/ or financial institutions upon such terms and conditions as may be applicable and to secure such finance by mortgaging the proposed Project and/or parts/portions thereof and/or parts/portions thereof in favour of any bank/financial institution by deposit of original title deeds (including the Title Deed) of the said Premises and the originals of other deeds and documents by way of equitable mortgage and/or by executing simple mortgage and/or by creating English mortgage as also by creating a charge in respect of the Developer's share (as mutually agreed between the Principals and the Attorneys), and thus to execute any document or documents in furtherance of the above objective including executing letters evidencing deposit of title

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deeds, confirmation of deposit of title deeds, delivery of the title deeds and to receive back the title deeds, etc.

41. To hand over and/or deliver the various parts and/or portions of the Project and/or the building(s)/improvements to be constructed on the said Premises including the units, parking spaces, etc. therein, to such Person(s), in terms of the Development Agreement, as the Attorney may at its absolute discretion deem fit and proper.

42. To appoint substitute or substitutes and delegate the powers and authorities granted hereby in part or in whole and to revoke any of such appointments.

43. To appear and represent us before all authorities make commitments and give undertakings as may be required for all or any of the purposes herein contained.

**AND GENERALLY** to do all acts, deeds, matters and things for better exercise of the authorities herein contained relating to the said premises or any part thereof or any undivided share therein and/or in the building to be constructed at the said premises, which we ourselves could have lawfully done under our own hand and seal, if personally present.

**AND** we do hereby ratify and confirm and agree to ratify and confirm all and whatever the Attorneys shall lawfully do or cause to be done in or about the premises as aforesaid.

**PROVIDED THAT** the powers pertaining to sale, conveyance, lease, transfer, or otherwise disposal of the units, shops, offices, or rights and other constructed areas or saleable spaces in the new building to be constructed at the said premises along with other properties, benefits, advantages and rights (including but not limited to parking spaces/rights, proportionate share in the land comprised in the said premises) shall be exercised by the Attorneys after sanction of the plan for construction of the new building by the Rajpur Sonarpur Municipality.

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**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

Contd. . .





DISTRICT SUB-REGISTRAR  
SOUTH 24 PGS., ALIPORE  
**09 MAR 2023**

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, 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. . .



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

09 MAR 2023

IN WITNESS WHEREOF we, the Principal named herein above have hereunto set and subscribed our respective hands, seals and signatures on this the 9th day of March, 2023.

SIGNED SEALED AND DELIVERED by the within named PRINCIPAL at Kolkata in the presence of:

1. Hari das Sardar  
office at 10A, Rowdon Street  
Bolighi - 700017.

2. Chandan Shome.  
10 A Rowdon Street -  
Kolkata - 700017

NIRO SHINI TECHNOGY LLP

Aditya Ku. Triband,  
PARTNER

For Maheshwari Comm Trade LLP  
Vivek Choudhary

Partner

Khaitan Construction LLP

[Signature]  
Partner / Authorised Signatory

Accepted by us

Khaitan Construction LLP

[Signature]  
Partner / Authorised Signatory

Khaitan Construction LLP

Rabheintan  
Partner / Authorised Signatory

Khaitan Construction LLP

[Signature]  
Partner / Authorised Signatory

Khaitan Construction LLP

Anshul Khater  
Partner / Authorised Signatory

Drafted by me.

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

Contd. . .



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

**09 MAR 2023**

# SPECIMEN FORM FOR TEN FINGERPRINTS



*Aritye An. P. ...*

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



*Vivek Choudhary*

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



*Aritye An. P. ...*

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


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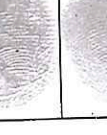


DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
**09 MAR 2023**




## SPECIMEN FORM FOR TEN FINGERPRINTS














Raj Kumar Khaitan

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













Rohit Khaitan

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

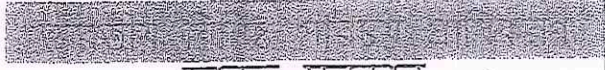


Anshul Khaitan

	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  
SOUTH 24 PARGANAS, ALIPORE  
**09 MAR 2023**



ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আইডি / 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



KL913978863FT

91397886



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8116 7641 8656**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

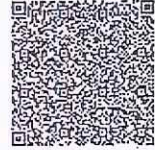
Government of India



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

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

**8116 7641 8656**



আধার - সাধারণ মানুষের অধিকার

*Haridas Sardar*





## Major Information of the Deed

Deed No :	I-1603-03573/2023	Date of Registration	09/03/2023
Query No / Year	1603-8000620131/2023	Office where deed is registered	
Query Date	09/03/2023 11:33:15 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	HARIDAS SARDAR Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830032337, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 8/-	Rs. 1,99,64,827/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 53/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160303540/2023 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 Pin Code : 700151

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

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

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

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

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

Handwritten text entry, possibly a name or title.

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

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

**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					
<b>Total :</b>		<b>1395 sq ft</b>	<b>2 /-</b>	<b>8,35,692 /-</b>	

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP</b> 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, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>MAHESHWARI COMMOTRADE LLP</b> 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, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>KHAITAN CONSTRUCTION LLP</b> 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, Status :Organization, Executed by: Representative, Executed by: Representative



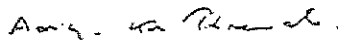


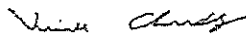


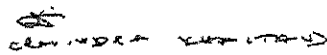




**Attorney Details :**









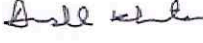
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>KHAITAN CONSTRUCTION LLP</b> RAWDON ENCLAVE, 1st FLOOR, 10A, Rawdon Street, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr ADITYA KUMAR TIBREWAL</b> Son of Mr BINOD KUMAR TIBREWAL Date of Execution - 09/03/2023, , Admitted by: Self, Date of Admission: 09/03/2023, Place of Admission of Execution: Office	 <small>Mar 9 2023 1:45PM</small>	 <small>LTI 09/03/2023</small>	 <small>09/03/2023</small>
	ACTIVE ACRES, Block/Sector: TOWER - 3, Flat No: 9D, 54/10, Debendra Chandra Dey Road, City:- Not Specified, P.O:- TANGRA, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxx0F,Aadhaar No Not Provided Status : Representative, Representative of : NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP (as DESIGNATED PARTNER)			
2	<b>Mr VIVEK CHOUDHARY</b> Son of Mr BIJAY CHOUDHARY Date of Execution - 09/03/2023, , Admitted by: Self, Date of Admission: 09/03/2023, Place of Admission of Execution: Office	 <small>Mar 13 2023 2:52PM</small>	 <small>LTI 13/03/2023</small>	 <small>13/03/2023</small>
	BH BLOCK, SALT LAKE CITY, Block/Sector: II, 84, City:- Not Specified, P.O:- SECH BHAWAN, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8A,Aadhaar No Not Provided Status : Representative, Representative of : MAHESHWARI COMMOTRADE LLP (as DESIGNATED PARTNER)			
3	<b>Mr RAVINDRA KHAITAN (Presentant)</b> Son of Late RATAN LAL KHAITAN Date of Execution - 09/03/2023, , Admitted by: Self, Date of Admission: 09/03/2023, Place of Admission of Execution: Office	 <small>Mar 9 2023 1:00PM</small>	 <small>LTI 09/03/2023</small>	 <small>09/03/2023</small>





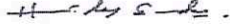
RAWDON ENCLAVE, 1st FLOOR, 10A, Rawdon Street, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8R, Aadhaar No Not Provided Status : Representative, Representative of : KHAITAN CONSTRUCTION LLP (as DESIGNATED PARTNER), KHAITAN CONSTRUCTION LLP (as DESIGNATED PARTNER)

4	Name	Photo	Finger Print	Signature
	<b>Mr RAJKUMAR KHAITAN</b> Son of Late RATAN LAL KHAITAN Date of Execution - 09/03/2023, , Admitted by: Self, Date of Admission: 09/03/2023, Place of Admission of Execution: Office	 <small>Mar 9 2023 1:16PM</small>	 <small>LTI 09/03/2023</small>	 <small>09/03/2023</small>
10A, RAWDON STREET, City:- , P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx5C, Aadhaar No: 51xxxxxxxx8247 Status : Representative, Representative of : KHAITAN CONSTRUCTION LLP (as Partner)				
5	Name	Photo	Finger Print	Signature
	<b>Mr ROHIT KHAITAN</b> Son of Mr RAJENDRA KHAITAN Date of Execution - 09/03/2023, , Admitted by: Self, Date of Admission: 09/03/2023, Place of Admission of Execution: Office	 <small>Mar 9 2023 1:01PM</small>	 <small>LTI 09/03/2023</small>	 <small>09/03/2023</small>
10A, ROWDON STREET, City:- , P.O:- SHAKESPEAR SARANI, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx4A, Aadhaar No: 76xxxxxxxx1036 Status : Representative, Representative of : KHAITAN CONSTRUCTION LLP (as AUTHORISED SIGNATORY)				
6	Name	Photo	Finger Print	Signature
	<b>Mr ANSHUL KHAITAN</b> Son of Mr RAJ KUMAR KHAITAN Date of Execution - 09/03/2023, , Admitted by: Self, Date of Admission: 09/03/2023, Place of Admission of Execution: Office	 <small>Mar 9 2023 1:03PM</small>	 <small>LTI 09/03/2023</small>	 <small>09/03/2023</small>
10A, ROWDON STREET, City:- , P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DQxxxxxx6G, Aadhaar No: 37xxxxxxxx0426 Status : Representative, Representative of : KHAITAN CONSTRUCTION LLP (as AUTHORISED SIGNATORY)				





**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr HARIDAS SARDAR</b> Son of Late B SARDAR VILLAGE - SARBERIA, City:- , P.O:- SARBERIA, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743385			
	09/03/2023	09/03/2023	09/03/2023
Identifier Of Mr ADITYA KUMAR TIBREWAL, Mr VIVEK CHOUDHARY, Mr RAVINDRA KHAITAN, Mr RAJKUMAR KHAITAN, Mr ROHIT KHAITAN, Mr ANSHUL KHAITAN			





Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP	KHAITAN CONSTRUCTION LLP-6 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	MAHESHWARI COMMOTRADE LLP	KHAITAN CONSTRUCTION LLP-5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	KHAITAN CONSTRUCTION LLP	KHAITAN CONSTRUCTION LLP-1 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP	KHAITAN CONSTRUCTION LLP-20 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	KHAITAN CONSTRUCTION LLP	KHAITAN CONSTRUCTION LLP-11 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	MAHESHWARI COMMOTRADE LLP	KHAITAN CONSTRUCTION LLP-18 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP	KHAITAN CONSTRUCTION LLP-281.00000000 Sq Ft
2	MAHESHWARI COMMOTRADE LLP	KHAITAN CONSTRUCTION LLP-225.00000000 Sq Ft
3	KHAITAN CONSTRUCTION LLP	KHAITAN CONSTRUCTION LLP-56.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	NIROSHINI TECHNOLOGY LIMITED LIABILITY PARTNERSHIP	KHAITAN CONSTRUCTION LLP-416.00000000 Sq Ft
2	MAHESHWARI COMMOTRADE LLP	KHAITAN CONSTRUCTION LLP-333.00000000 Sq Ft
3	KHAITAN CONSTRUCTION LLP	KHAITAN CONSTRUCTION LLP-84.00000000 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 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,	Owner Name not selected by 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,	Owner Name not selected by applicant.
L3	LR Plot No:- 1111, LR Khatian No:- 5127	Owner:খইতান কমডোক্রান এল এল পি, Gurdian:পক্ষে পার্টনার্স, Address:নিজ , Classification:বাস্তু, Area:0.01000000 Acre,	Owner Name not selected by applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: RAMCHANDRA DEY STREET  
Mouza: Jagaddal, , Ward No: 26, Holding No:202 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,	Owner Name not selected by applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: RAMCHANDRA DEY STREET  
Mouza: Jagaddal, , Ward No: 25, Holding No:202 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 কমডোক্রান এল এল পি, Gurdian:পক্ষে পার্টনার্স, Address:নিজ , Classification:বাস্তু, Area:0.11000000 Acre,	Owner Name not selected by applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: RAMCHANDRA DEY STREET  
Mouza: Jagaddal, , Ward No: 26, Holding No:202 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,	Owner Name not selected by applicant.



On 09-03-2023

**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 Rule: 1962)**

Presented for registration at 11:41 hrs on 09-03-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr RAVINDRA 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 09-03-2023 by Mr ROHIT KHAITAN, AUTHORISED SIGNATORY, 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

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

Execution is admitted on 09-03-2023 by Mr ANSHUL KHAITAN, AUTHORISED SIGNATORY, 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

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

Execution is admitted on 09-03-2023 by Mr ADITYA KUMAR TIBREWAL, DESIGNATED PARTNER, 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

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

Execution is admitted on 09-03-2023 by Mr VIVEK CHOUDHARY, DESIGNATED PARTNER, 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

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

Execution is admitted on 09-03-2023 by Mr RAVINDRA KHAITAN, DESIGNATED PARTNER, 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; DESIGNATED PARTNER, 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

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

Execution is admitted on 09-03-2023 by Mr RAJKUMAR KHAITAN, Partner, 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

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

**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 0.00/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2023 12:26PM with Govt. Ref. No: 192022230325058451 on 09-03-2023, Amount Rs: 53/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CDGAEL6 on 09-03-2023, Head of Account 0030-03-104-001-16





**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 0/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 83230, Amount: Rs.50.00/-, Date of Purchase: 27/03/2023, Vendor name: Srijit Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 09/03/2023 12:26PM with Govt. Ref. No: 192022230325058451 on 09-03-2023, Amount Rs: 0/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CDGAEL6 on 09-03-2023, Head of Account



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



1870-1871

1872-1873



1874-1875

1876-1877

1878-1879

1880-1881

1882-1883

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

**Registered in Book - I**

**Volume number 1603-2023, Page from 107706 to 107735  
being No 160303573 for the year 2023.**



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.03.13 17:15:01 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 2023/03/13 05:15:01 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.**

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