

S/L NO. 001862/2017

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

NO. 200572/2017

X 897983

V.C. Case No. 446 Dt. 08/6/17

J (I) Rs. 250/-

J (II) Rs. 200/-

Total Rs. 450/-

Realised on 08/6/17

D.S. R-1

Alipore South 24 Pgs.

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

District Sub-Registrar-1
Alipore South 24 Pargan

07 JUL 2017

THIS POWER OF ATTORNEY made on this the 8th day of JUNE ,
TWO THOUSAND AND SEVENTEEN

BY

Sold To.....
 Name.....
 Address.....
 Rs.....
 21 MAR 2017
 C.M.M.'s Court,
 2, Bankshall Street, Kol-1

182843.
 Jalan Builders Private
 236A Agara Road
 (2020)

Attil

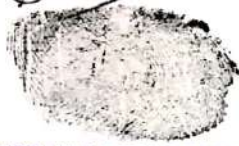


1347

Jalan Builders Pvt. Ltd.

Attil

Director



1348

KHETAWAT PROPERTIES LTD.

(MANUJ KHETAWAT)
 Director



1349

Manu Khatawat



1350

Surendra Kumar Khatawat
 (SURENDRA KUMAR KHATAWAT)

Keapau Kumar Das
 Advocate

40 late B.B. Das
 17A Golf club Road
 Col- 700033
 P.O. Tally gauge
 P.S. Tally gauge

~~ABANISH KUMAR DAS~~
 Govt. License Stamp Vendor
 C. M. M. 'S Court
 2, Bankshall Street, Kol - 1



[Signature]

District Sub-Registrar-I
 Alipore, South 24 Parganas
 8-6-17

(1) **KHETAWAT PROPERTIES LIMITED** (PAN: **AUBPK 2669L**) a company within the meaning of the Companies Act 1956 as extended by the Companies Act 2013 having its registered office situated at 19A, Sarat Bose Road, P.S.- Bhowanipore, P.O. Bhowanipore, Kolkata 700 020 and represented by its Director **MR. MANUJ KHETAWAT** (PAN: **ARLPK3532H**) son of Lalit Kumar Khetawat having been duly authorized in pursuance of a Resolution of the Board of Directors dated 01.04.2017,

(2) **SURENDRA KUMAR KHETAWAT** (PAN: **AFCPK5719H**) son of Late Prahlad Rai Khetawat and (3) **HARSHIT KHETAWAT** (PAN: **AAACL5633M**) son of the said Surendra Kumar Khetawat both residing at 19A, Sarat Bose Road, P.S. Bhowanipore, P.O. Bhowanipore, Kolkata 700 020, hereinafter collectively referred to as the **OWNERS/GRANTORS SEND GREETING.**

WHEREAS

- A) The Owners are presently absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the Municipal Premises No. 2, O.C. Ganguly Sarani formerly 2, Lee Road, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore, Kolkata 700 020 together with all structures standing thereon (more fully and particularly mentioned and described in the SCHEDULE hereunder written and hereinafter referred to as the said **PROPERTY**).
- B) By an Agreement dated 6th April, 2017 (hereinafter referred to as the **DEVELOPMENT AGREEMENT**) entered into between the **Owners** and **JALAN BUILDERS PRIVATE LIMITED** (hereinafter referred to as the **DEVELOPER**) and registered at the office of the District Sub-Registrar-1, Alipore, South 24 Parganas in Book No.1, Volume No. 1601-2017, pages from 35690 to 35749 and Being No. 160100980 for the year 2017 the Owners have granted the right of development in



respect of the said Property unto and in favour of the said Developer subject to the terms and conditions contained and recorded in the said Development Agreement.

- C) For the purpose of giving effect to the said Development Agreement and in order to enable the Developer to undertake development of the said Property in terms of the said Development Agreement, the Owners have agreed to grant a power of attorney in favour of the Developer.
- D) Accordingly the owners are desirous of executing this Power of Attorney in favour of **JALAN BUILDERS PRIVATE LIMITED** (PAN: **AABCJ7754Q**) also a company within the meaning of the Companies Act 1956 as extended by the Companies Act 2013 having its registered office situated at No. **236B, A.J.C. Bose Road, 'MARBLE ARCH', 2nd Floor, P.O.- L.R. Sarani, P.S.- Bhawanipore, Kolkata-700 020**, and represented by its Director **MR. PRATIIK JALLAN** (hereinafter referred to as the **ATTORNEY**) being the Developer to jointly and/or severally do the following acts deeds and things in respect of the said Property.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that we the said **(1) KHETAWAT PROPERTIES LIMITED** **(2) SURENDRA KUMAR KHETAWAT** and **(3) HARSHIT KHETAWAT** (hereinafter collectively referred to as the **OWNERS**) do hereby irrevocably nominate appoint and constitute the said **JALAN BUILDERS PRIVATE LIMITED** (PAN: **AABCJ7754Q**) also a company within the meaning of the Companies Act 1956 as extended by the Companies Act 2013 having its registered office situated at **236B, A.J.C. Bose Road, 'MARBLE ARCH' 2nd Floor, P.O.- L.R. Sarani, P.S.- Bhawanipore, Kolkata-700020**, Kolkata and represented by its Director **MR. PRATIIK JALLAN** (hereinafter collectively referred to as the **ATTORNEY**) to be our true and lawful attorney and for us and on our behalf and in our respective names place and stead to jointly and/or severally do the following acts deeds and things in respect



of the said Property (more fully and particularly mentioned and described in the SCHEDULE hereunder written) that is to say :

1. PLAN

1.1 To deal with and correspond with the Kolkata Municipal Corporation and its officers and various other authorities including the State Government and the Central Government and its various departments in respect of the said Property and the general development thereof and in connection therewith the Attorney shall be entitled to and are hereby authorized:

- a) To apply for and obtain sanction of building plans or the revalidation and/or revision of the plans sanctioned or to be sanctioned with alterations and additions, as the said Attorneys or any one of them may desire.
- b) To apply for and obtain commencement certificate and/or occupation certificate and/or completion certificate and/or all other relevant certificates for commencing and completing the construction of the said Property in all aspects.
- c) To deal with and correspond with the Assessment Department of Kolkata Municipal Corporation or such other authority in connection with the assessment of the said Property and fixation or ratable value.
- d) To appear and represent the Grantors before all concerned authorities and parties as may be necessary in connection with proper and effective development of the said Property.



- e) Generally to do all other acts deeds matters and things in connection with or relating to or concerning the development, construction, completion of the building/s on the said Property.

2. CONSTRUCTION

- 2.1 To enter upon the said Property either alone or along with others for the purpose of commencing continuing and completing the construction activities on the said Property.
- 2.2 To sign all applications, forms, papers, undertakings, indemnities, authorities, terms and conditions etc, as well as pay all fees, deposits and other amounts under whatsoever head to any of such authorities and to receive back the same and pass valid receipts and to take and give oral and written statements before any such authorities or persons whomsoever, as may from time to time be required by the authorities concerned.
- 2.3 To deal with and correspond with Calcutta Electricity Supply Corporation and/or other authorities and/or officers for obtaining electric connections, electric power to the Property namely flats/garages/showrooms/shops/parking etc (including making up or putting up a substation) for and/or in respect of or relating to the building now standing and/or to be constructed on the said Property and for the aforesaid purpose to sign all letters, applications, undertakings, indemnities, terms and conditions etc as may be required by the authorities concerned.
- 2.4 To demolish, pull down, construct, reconstruct, repair, improve upon or otherwise develop the said Property or any part or portion thereof in accordance with the prevailing rules and regulations in



such manner as the said Attorneys or any one of them may deem fit.

- 2.5 To ensure maximum utilization of the Floor Area Ratio (FAR) which may be available for construction.
- 2.6 To apply for and obtain and receive refund of moneys paid and/or deposit or which may be deposited with the relevant authorities.
- 2.7 To warn off, prohibit and if necessary proceed against in due process of law against all trespassers on the said property or any parts thereof and to take appropriate steps whether by action or otherwise including filing of complaints in Police Station and/or to approach appropriate court of law, if required for the said Property and to abate nuisances as may be necessary to protect the said Property.

3. PROFESSIONAL TEAM

- 3.1 To appoint Architects, Engineers and other agents as may be necessary and/or required for undertaking the development of the project.
- 3.2 To appoint specialists and other professionals as may be required from time to time to carry out and/or implement any requirements of law, rules and regulations applicable to the development of the project on such terms and conditions as the said attorneys may deem fit and proper and to terminate their mandate or substitute them.



4. PROCEEDINGS

- 4.1 For and in the name of the Grantors to accept service of any Writ of Summons or other legal process and to appear in any court and before all Courts, Magistrates or Judicial or quasi judicial authorities and other Officers of any autonomous body whatsoever as the said Attorneys or any one of them shall be thought advisable and to commence any action or other proceedings in any Court of Justice or Authority and the same action or proceedings to prosecute or discontinue or become non suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorneys or any one of them shall think fit and if the said Attorneys shall see cause and also to take such other lawful ways and means for the recovering or getting if any such money or other thing whatsoever which shall by the said Attorneys be conceived to be due owing, belonging or payable to the Owner by any person firm or body corporate and also to appoint any Solicitor and/or Advocate or Lawyer or Counsel to prosecute or defend in the said Property hereinbefore or any one of them as occasion may arise in the name of and on behalf of the Owners.
- 4.2 To sign, verify and execute complaints, written statements, counter claims, appeals, reviews, applications, affidavits, authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law whether or Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by or under a lawful authority and to do all acts and appearances and applications in any such court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer judgments or decrees to be given, taken



or pronounced in any such suits, actions, appeals, proceedings and to execute Decrees as the said Attorneys are advised.

5. URBAN LAND CEILING & REGULATION ACT AND OTHER AUTHORITIES

- 5.1 To apply to the competent authority under the Urban Land (Ceiling and Regulation) Act 1976 for obtaining necessary permission under the said Act and in particular in accordance with Section 22 and/or any other sections of the said Act and to do all other acts, deeds, matters and things and to sign and execute all other forms and applications as may be necessary and/or required from time to time.
- 5.2 To represent the Grantors/Owners in any of the Courts, various departments and Officers of Kolkata Metropolitan Development Authority, CESC, Chief Electrical Inspector, Govt. of West Bengal, West Bengal Pollution Control Board, Forest Department, Environment Department, Dept. of Microwave, Competent Authority appointed under West Bengal Building Registration (Promotion of construction and Transfer by Promoters) Act, 1993 and the rules relating thereto.
- 5.3 To apply to Calcutta Electric Supply Corporation (CESC) and other authorities for obtaining necessary electric connection and for the aforesaid purposes to make representations and to sign and execute all applications deeds documents and instruments as may be necessary and/or required from time to time.
- 5.4 To represent the Grantors before Revenue Officers or any other relevant Office(s) or before any authority or authorities or Society or



Body Corporate or other person(s) for any purpose relating to the said Property and as may become necessary for fully effectually and/or any of the powers herein and hereby conferred.

- 5.5 To submit to the Kolkata Municipal Corporation, BL & LRO and all Revenue Authorities, City Survey Authorities, Town And Country Planning Authorities, Calcutta Electric Supply Corporation (CESC) or competent authority appointed under the Urban Land (Ceiling and Regulation) Act 1976, Development Plan Authorities of the Government of West Bengal and/or India and all its/their departments and other concerned authorities in accordance with their laws for the time being in-force, bye-laws, rules and regulations, such Plans of the Said Property or any part or portion thereof and/or of the building or buildings proposed to be constructed on the said Property and for the aforesaid purposes to sign and execute all applications, plans, specification, documents, writings, affidavits, undertakings, indemnities etc as may be required by any or all of the aforesaid authorities, their Officers and departments and carry on correspondence with them for sanction of the said Plans thereof and for issue of IOD/s and Commencement Certificate/s for and in respect of development of the said Property and the proposed construction of new building or buildings thereon and for occupation or part occupation certificates and to take necessary and incidental steps including making applications for water connection, electric supply, drainage and other incidental matters and works which are normally required to be carried out and/or done for becoming eligible for grant of building completion certificate/s.



- 5.6 To apply to the Kolkata Police Authorities, and/or the West Bengal Police Authorities, Fire Brigade and other authorities for Completion certificate and to obtain all sanctions and permissions for drainage, sewerage, water, tube well, generator, pollution control and environment clearances and to sign all necessary applications papers and documents in relation thereto.
- 5.7 To apply before the appropriate authority for a license to install lifts in the building(s) to be constructed in terms of the development agreement.
- 5.8 To obtain and give right of way, access, rights to lay drains, water mains, electric cables, telephone, fax lines and telegraph cables etc underground and overhead (as the case may be) and for that purpose to obtain and give and sign and execute and deliver all deeds undertakings writings etc as may be necessary or required from time to time.

6. REFUND- ~~SAME~~ -EXECUTION-GENERAL

- 6.1 To apply for and obtain and receive refund of moneys paid and/or deposit or which may be deposited with the relevant authorities and to sign receipts for the purpose.
- 6.2 To execute from time to time all writings, agreements, documents and/or instruments on or in any other manner of the Property which may be constructed on the said Property.
- 6.3 To take all necessary steps for registration of the Holding Organisation and/or Society of the flat owners and other Property purchasers and for the aforesaid purpose to sign and execute all necessary applications, papers and writings and represent any



person before the authorities concerned as and when required to do so.

- 6.4 To lodge any complaint with the local police authorities and to appear before the officer in charge and other police officers of the local police station and before all other officers of the police department and other departments and to make representations and if required to sign and execute all complaints, diaries and other papers as may be necessary and/or required.
- 6.5 And generally to do all acts deeds and things in respect of the development of the said Property thereof and/or rights, authorities, benefits directly and/or indirectly attached to the Development of the said Property which the Grantors could do themselves.

AND WE THE GRANTORS DECLARE that this Power of Attorney is given in favour of the said Attorneys jointly and severally and accordingly the said Attorneys or any one of them shall be entitled to exercise independently each and every power conferred upon them.

AND WE THE GRANTORS HEREBY RATIFY AND AGREE TO RATIFY and confirm whatsoever the said Attorney shall lawfully do in the Property by virtue of these presents.

AND WE hereby declare that the powers and authorities hereby granted until the said Property is fully and properly developed as per the said development agreement by the said Developer as per rules and regulations of Kolkata Municipal Corporation and the transfer and/or conveyances of the various flats units apartments constructed spaces and car parking spaces forming part of the



development as defined in the said Development Agreement in favour of the ultimate transferees.

AND WE THE GRANTORS do hereby further clarify that the entire development of the said Property will be done by the said Developer at its own cost, risk and efforts without creating any financial burden and/or any kind of responsibilities upon us and that the said Developer has agreed to indemnify us against all proceedings claims, expenses and liabilities whatsoever which may arise upon us by virtue of the acts of Attorneys under the present Power of Attorney.

BE IT NOTED that by virtue of this power of attorney no right title interest of the Attorneys is being created on the immovable property which is the subject matter of this Power of Attorney.

**THE SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)**

ALL THAT the piece and parcel of land measuring about **20 Cottahs 14 chittacks and 23 Square Feet more or less**, together with an old three storied structure and other structures standing therein lying and situated at being Municipal Premises No. 2, O.C. Ganguly Sarani formerly 2, Lee Road, having Kolkata Municipal Assessee No. 110702300034 under Police Station Bhowanipore, P.O. Lala Lajpat Rai Sarani, Kolkata-700 020 within the limit of Kolkata Municipal Corporation Ward No.070.



IN WITNESS WHEREOF the Grantors has this day set and subscribed its hands and seals the day month and year first above written.

SIGNED AND DELIVERED BY
THE GRANTORS At Kolkata

At Kolkata in the presence of

1) Shibu Ghosh.
236B, A.J.C Bose Road
Kolkata - 700020

2) Bajaj Agarwal
8 Cassin Road
Kolkata - 70002

KHETAWAT PROPERTIES LTD.

Man
Director

Secretary

Grantors

GRANTORS

Accepted by me
Jalan Builders Pvt. Ltd.

Jalan Builders
Director
ATTORNEY

Drafted by me

Swapan Kumar Das
Swapan Kumar Das

Advocate, WB. 849/1995
High Court, Calcutta

(on the basis of the draft

prepared by Mr. R. L. Gaggar,
Advocate)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JALAN BUILDERS PRIVATE
LIMITED



29/07/2006

Permanent Account Number

AABCJ7754Q

29052015

Jalan Builders Pvt. Ltd.

Director
Director

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लोटार:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL,
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XOA1823236



নির্বাচকের নাম : প্রতীক জালান
Elector's Name : Pratiik Jallan
পিতার নাম : ব্রীজ মোহন জালান
Father's Name : Brij Mohan Jalan
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ : 15/07/1987
Date of Birth : 15/07/1987

Pratiik Jallan

XOA1823236

ঠিকানা:
9, লভলক প্লেস , বালীগঞ্জ, কলকাতা- 700019

Address:
9, LOVELOCK PLACE, , BALLYGUNGE,
KOLKATA- 700019

Pratiik Jallan

Date: 16/06/2014

161-বালীগঞ্জ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
161-Ballygunge Constituency

টিকার পরিবর্তন হলে নতুন টিকারের তেজির লিখে নতুন তালিকা ও একটি
নম্বরের নতুন সচিব পরিচালনা পর্ষদের অফিসে গিয়ে এই
পরিচয়পত্রের নথিটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

23/6/14

आयकर विभाग
INCOME TAX DEPARTMENT
PRATIJK JALLAN
BRIJ MOHAN JALAN
15/07/1987
Permanent Account Number
AGYPJ5046R

Signature

भारत सरकार
GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाने :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं: 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई-400 614



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KHETAWAT PROPERTIES LIMITED



07/11/1981

Permanent Account Number

AAACL5633M

20082013

इस कार्ड के होने, पाने पर कृपया सूचित करें। लीडर
आयकर देन सेवा कार्ड, एन एन डी एन
पहले मॉडर्न, टाइम्स टॉवर, कान्हा मिल्स कॉम्पाउंड,
एस. बी. मार्ग, लोवर पारेल, मुंबई - 400 013

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

KHETAWAT PROPERTIES LTD.

Mam

Director

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFCPK5719H



नाम /NAME

SURENDRA KUMAR KHETAWAT

पिता का नाम /FATHER'S NAME

PRAHLAD RAI KHETAWAT

जन्म तिथि /DATE OF BIRTH

26-08-1961

हस्ताक्षर /SIGNATURE

Surendra

Khetaw

आयकर आयुक्त, प.बं. II

COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के खो / मिला जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

Surendra



ভারত সরকার
Government of India



সুরেন্দ্র কুমার খেতাওয়াত
Surendra Kumar Khetawat
পিতা : পি.আর.খেতাওয়াত
Father : P R Khetawat
জন্মতারিখ / DOB : 26/08/1961
পুরুষ / Male



3257 1402 4535

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

19এ, শরত বোস রোড,
এল.আর.সারনী, এল.আর.সারনী,
কোলকাতা, পশ্চিমবঙ্গ, 700020

Address:

19A, SARAT BOSE ROAD,
L.R.Sarani, L.r.sarani, Kolkata,
West Bengal, 700020

3257 1402 4535

1947
1800 300 1947

✉
help@uidai.gov.in

www
www.uidai.gov.in

Shubam

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

MANUJ KHETAWAT

LALIT KUMAR KHETAWAT

21/06/1988

Permanent Account Number

ARLPK3532H

Signature



03032015

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लौटाने:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

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please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Manuj



ভারত সরকার

Government of India



মনুজ খেতাওয়াত

Manuj Khetawat

পিতা : ললিত কুমার খেতাওয়াত

Father : Lalit Kumar Khetawat

জন্মতারিখ / DOB : 21/06/1988

পুরুষ / Male



4034 7591 9070

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিনিউ পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

19এ, শরত বোস রোড,

এল.আর.সারানী, এল.আর.সারানী,

কোলকাতা, পশ্চিমবঙ্গ, 700020

Address:

19A, SARAT BOSE ROAD,

L R Sarani, L r sarani, Kolkata,

West Bengal, 700020

4034 7591 9070



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Manuj

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HARSHIT KHETAWAT

SURENDRA KUMAR KHETAWAT

19/02/1989

Permanent Account Number

AUBPK2669L

Harshit Khetawat
Signature



24032007

इस कार्ड के खाने / पाने पर कृपया सुधित करने / लीजिए
आयकर पैन सेवा यूनिट, एन एस डी टॉवर
कमला मिल्स कंपाउंड, एन बी मार्ग, लोअर पारेल, मुंबई - 400 013

*If this card is lost / someone's lost card is found,
please inform / return to .*

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tmnfo@nsdl.co.in

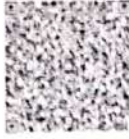
Harshit Khetawat



ভারত সরকার
Government of India



নাম: হেতাল
Harshil Khelawat
পিতা: সুরেন্দ্র কুমার হেতাল
Father: Surendra Kumar Khelawat
জন্ম তারিখ / DOB: 19/02/1989
সুক্র / Male



3179 5811 7800

আধার - সাধারণ মানুষের অধিকার



ভারতীয় অধিষ্ঠিত পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

19 এ, শরত বোস রোড,
এল.আর.সারানী, এল.আর.সারানী,
কোলকাতা, পশ্চিমবঙ্গ, 700020

Address:

19A, SARAT BOSE ROAD,
L.R.Sarani, L.r.sarani, Kolkata,
West Bengal, 700020

3179 5811 7800



1947
1800 300 1947



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Harshil Khelawat












Government of West Bengal





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

Signature / LTI Sheet of Query No/Year 16011000200572/2017

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr MANUJ KHETAWAT 19A, SARAT BOSE ROAD, P.O:- BHOWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700020	Represent ative of Principal [KHETAW AT PROPER TIES LIMITED]			 08/06/17
2	Mr SURENDRA KUMAR KHETAWAT 19A, SARAT BOSE ROAD, P.O:- BHOWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Principal			 08/06/17
3	Mr HARSHIT KHETAWAT 19A, SARAT BOSE ROAD, P.O:- BHOWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Principal			 08/06/2017

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
4	Mr PRATIIK JALLAN 236B, A J C BOSE ROAD , MARBLE ARCH 2ND FLOOR, P.O:- L R SARANI, P.S:- Bhawanipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700020	Represent ative of Attorney [JALAN BUILDER S PRIVATE LIMITED]			
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr SWAPAN DAS Son of Late B B DAS HIGH COURT CALCUTTA, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Mr MANUJ KHETAWAT, Mr SURENDRA KUMAR KHETAWAT, Mr HARSHIT KHETAWAT, Mr PRATIIK JALLAN			

(Debasis Patra)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

KHETAWAT PROPERTIES LTD.

Signature

Manuj Khetawat
Director
(MANUJ KHETAWAT)

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name Khetawat Properties Ltd

Signature

Major Information of the Deed

Deed No :	I-1601-02006/2017	Date of Registration	07/07/2017
Query No / Year	1601-1000200572/2017	Office where deed is registered	
Query Date	08/06/2017 12:04:23 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SWAPAN KUMAR DAS HIGH COURT CAL, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9331044379, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 10,00,00,000/-	Rs. 16,33,12,795/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160100980/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lee Road, , Premises No. 2, Ward No: 70

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		20 Katha 14 Chatak 23 Sq Ft	9,99,00,000/-	15,94,87,795/-	Width of Approach Road: 40 Ft.,
Grand Total :					34.4965Dec	999,00,000 /-	1594,87,795 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4500 Sq Ft.	1,00,000/-	38,25,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1500 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1500 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		4500 sq ft	1,00,000 /-	38,25,000 /-	

Principal Details :

SI No	Name, Address, Photo, Finger print and Signature
1	KHETAWAT PROPERTIES LIMITED 19A, SARAT BOSE ROAD, P.O:- BHOWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AUBPK2669L, Status : Organization, Executed by: Representative, Executed by: Representative

Mr SURENDRA KUMAR KHETAWAT

Son of Late PRAHLADRAI KHETAWAT 19A, SARAT BOSE ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFCKP5719H, Status :Individual, Executed by: Self, Date of Execution: 08/06/2017

, Admitted by: Self, Date of Admission: 08/06/2017 ,Place : Fvt. Residence, Executed by: Self, Date of Execution: 08/06/2017

, Admitted by: Self, Date of Admission: 08/06/2017 ,Place : Pvt. Residence

3 Mr HARSHIT KHETAWAT

Son of Mr SURENDRA KUMAR KHETAWAT 19A, SARAT BOSE ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAACL5633M, Status :Individual, Executed by: Self, Date of Execution: 08/06/2017

, Admitted by: Self, Date of Admission: 08/06/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/06/2017

, Admitted by: Self, Date of Admission: 08/06/2017 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	JALAN BUILDERS PRIVATE LIMITED 236B, A J C BOSE ROAD MARBLE ARCH 2ND FLOOR, P.O:- L R SARANI, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AABCJ7754Q, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MANUJ KHETAWAT Son of Mr LALIT KUMAR KHETAWAT 19A, SARAT BOSE ROAD, P.O:- BHOWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARLPK3532H Status : Representative, Representative of : KHETAWAT PROPERTIES LIMITED (as DIRECTOR)
2	Mr PRATIJK JALLAN (Presentant) Son of Mr BRIJ MOHAN JALAN 236B, A J C BOSE ROAD , MARBLE ARCH 2ND FLOOR, P.O:- L R SARANI, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AABCJ7754Q Status : Representative, Representative of : JALAN BUILDERS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address
Mr SWAPAN DAS Son of Late B B DAS HIGH COURT CALCUTTA, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr MANUJ KHETAWAT, Mr SURENDRA KUMAR KHETAWAT, Mr HARSHIT KHETAWAT, Mr PRATIJK JALLAN

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
	KHETAWAT PROPERTIES LIMITED	JALAN BUILDERS PRIVATE LIMITED-11.4988 Dec
2	Mr SURENDRA KUMAR KHETAWAT	JALAN BUILDERS PRIVATE LIMITED-11.4988 Dec
3	Mr HARSHIT KHETAWAT	JALAN BUILDERS PRIVATE LIMITED-11.4988 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	KHETAWAT PROPERTIES LIMITED	JALAN BUILDERS PRIVATE LIMITED-1500.00000000 Sq Ft
2	Mr SURENDRA KUMAR KHETAWAT	JALAN BUILDERS PRIVATE LIMITED-1500.00000000 Sq Ft
3	Mr HARSHIT KHETAWAT	JALAN BUILDERS PRIVATE LIMITED-1500.00000000 Sq Ft

Endorsement For Deed Number : I - 160102006 / 2017

On 08-06-2017

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

Presented for registration at 17:56 hrs on 08-06-2017, at the Private residence by Mr PRATIJK JALLAN ,

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 16,33,12,795/-

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

Execution is admitted on 08/06/2017 by 1. Mr SURENDRA KUMAR KHETAWAT, Son of Late PRAHLADRAI KHETAWAT, 19A, SARAT BOSE ROAD, P.O: BHAWANIPORE, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 2. Mr HARSHIT KHETAWAT, Son of Mr SURENDRA KUMAR KHETAWAT, 19A, SARAT BOSE ROAD, P.O: BHAWANIPORE, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business

Indetified by Mr SWAPAN DAS, , Son of Late B B DAS, HIGH COURT CALCUTTA, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-06-2017 by Mr PRATIJK JALLAN, DIRECTOR, JALAN BUILDERS PRIVATE LIMITED, 236B, A J C BOSE ROAD MARBLE ARCH 2ND FLOOR, P.O:- L R SARANI, P.S:- Bhawanipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr SWAPAN DAS, , Son of Late B B DAS, HIGH COURT CALCUTTA, P.O: G P O, Thana: Hare Street, ,
City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 08-06-2017 by Mr MANUJ KHETAWAT, DIRECTOR, KHETAWAT PROPERTIES LIMITED,
19A, SARAT BOSE ROAD, P.O:- BHOWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West
Bengal, India, PIN - 700020

Identified by Mr SWAPAN DAS, , Son of Late B B DAS, HIGH COURT CALCUTTA, P.O: G P O, Thana: Hare Street, ,
City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 07-07-2017

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 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-)
and Registration Fees paid by Cash Rs 46/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 182843, Amount: Rs.100/-, Date of Purchase: 21/03/2017, Vendor name: Cmm
Court



Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2017, Page from 61116 to 61149

Being No 160102006 for the year 2017.



Digitally signed by DEBASIS PATRA
Date: 2017.07.13 11:16:29 +05:30
Reason: Digital Signing of Deed.

Debas

(Debasis Patra) 13-07-2017 11:15:39
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)