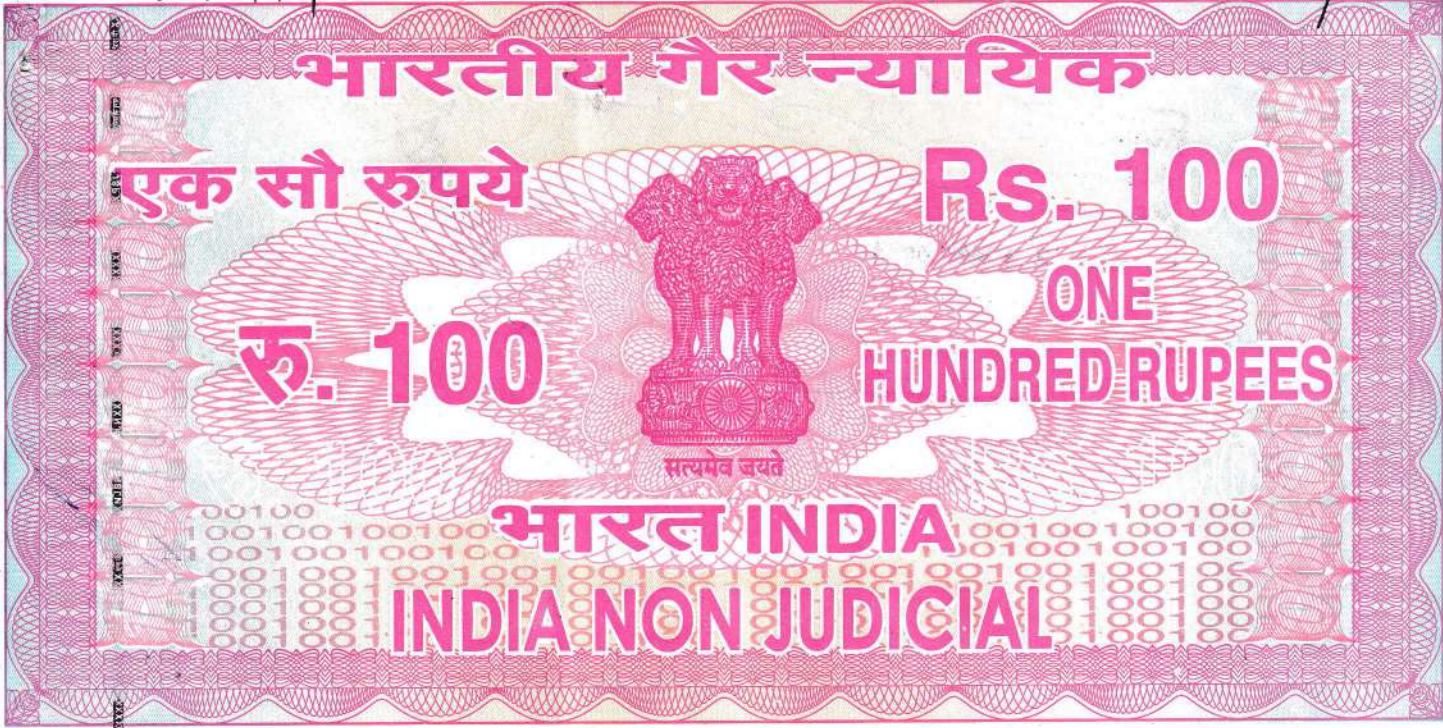


2747/2023

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Office

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Notarized by the Notary is admitted to Registration and Stamp Duty and the endorsement and fee of this document are the part of this stamp.



AP 139731

7.26.18
30.3.23
Pr deed - 1998
9-2/2144/23

Additional Registrar
of Assurances, Kolkata
1-1 APR 2023
DEED OF CONVEYANCE

THIS INDENTURE is made on 30th Day of
March..... Two Thousand and Twenty Three (2023)

BETWEEN

Visit Case No. 499 of 30/3/23
J (1) - 250
J (2) - 450
Total - 450
Realised On 11/4/23

1

519657

K. Nandy

NAME.....
 ADD.....
 RS.....

28 MAR 2023

S. K. MATTERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

28 MAR 2023

28 MAR 2023

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ADDITIONAL REGISTRAR
 OF COMPANIES
 KOLKATA
 30 MAR 2023

Identified by me

Srimanta Mondal

S/o - Soukumar Mondal
 P-36, India Exchange Place
 4th Floor, Room no - 57B
 Kolkata - 700011

And also

Village - Manik Kunda
 P.O. - Banka, P.S. - Chandrakona
 Dist - Paschim Medinipur
 Pin - 721201

SHRI JAYPRAKASH BHARAT KUMAR AGRAWAL (PAN : ABKPA2578G) (AADHAAR NO. 5266 6918 0385), son of Late Bharat Kumar Agrawal, residing at 1/A, Lovelock Place, 4th Floor, P.S. Ballygunge, Kolkata 700 019, hereinafter called the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART**.

AND

M/S. GOODMONEYMAN ADVISORS (P) LTD., a Company having its registered office at P-36, India Exchange Place, 4th Floor, Room No. 57B, Kolkata – 700 001 having **PAN : AAFCG0074J**, represented by its Director **Shri Gopi Kishan Agarwal (PAN : AFQPA5748A) (Aadhaar No. 8770 1175 1692)**, son of Shri Om Prakash Agarwal, residing at 1/47, Ganpat Roy Khemka Lane, Liluah, P.S. Liluah, Howrah – 711204, hereinafter called the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include its successor or successors in office and/or assigns) of the **OTHER PART**.

WHEREAS :

A) (1) Shri Hashmukhroy Laxmichand Gaglani, (2) Shri Bipin Kumar Laxmichand Gaglani, (3) Shri Yatin Kumar Laxmichand Gaglani, (4) Smt. Ranjana Hashmukkroy Gaglani, (5) Smt. Kalpana Bipin Kumar Gaglani and (6) Shri Laxmichand Bhaichand Gaglani being the Owners/Vendors therein had by six several registered Conveyances details whereof are set out herein under purchased **ALL THAT** the



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RECEIVED REGISTRAR
OF ASSURANCE
30 MAR 2023

Premises No. 82, Sarat Bose Road, Calcutta-700 026, hereinafter referred to as the "said Premises" at and for the consideration mentioned in the said six Deeds of Conveyance and by virtue thereof and they thus became absolute Owners of the said Premises in the following undivided shares as is mentioned in the respective Deeds of Conveyance each of the Owner being entitled to an independent shares or interest.

1. Hashmukhroy Laxmichand Gaglani ... 1/5th
2. Bipin Kumar Laxmicnand Gaglani ... 1/5th
3. Yatin Kumar Laxmicnand Gaglani ... 1/5th
4. Ranjara Hashmukkroy Gaglani ... 1/10th
5. Kalpana Bipin Laxmicnand Gaglani ... 1/10th
6. Laxmichand Bhaichand Gaglani ... 1/5th

B) By an Agreement dated 30th March, 1987 made between the said Owners/Vendors of the one part and Anand Construction Company a Partnership Firm of 82, Sarat Bose Road, Calcutta as Purchaser of the other Part, the said Vendors agreed to sell and transfer such portion of the said premises as is mentioned in the said Agreement to the said Anand Construction Company or their nominees on the terms and conditions as are contained therein (thereinafter called 'the said Agreement for Sale').

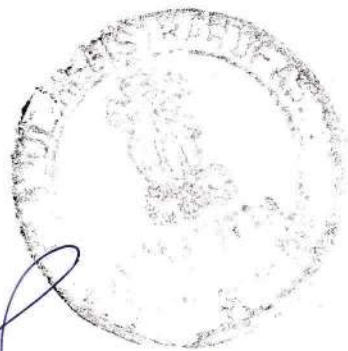
C) A statement was filed in Form No. 371 of the Income tax Rules with the Appropriate Authority under Chapter XXC of I.T. Act, 1961 for permission for sale and transfer of the said premises unto and in



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ACREDITATIONAL REGISTRAR
30 MAR 2023

favour of the said Anand Construction Company in terms of the said Agreement for sale and the said authority under Income Tax. 1961 granted and issued No. Objection Certificate No. Appropriate Authority/Cal/262/March'87 dated 22nd May 1987 for sale of the said Premises.

- D) The said Partnership Business of Anand Construction Company was converted into a Private Limited Company named Bulcon Developer Anand Pvt. Ltd. hereinafter referred to as "the said Company" and the benefit of the said Agreement for sale was thus acquired by the said Company and the said Company became the Developer in place of the said Partnership Firm.
- E) The said Developer had agreed to acquire the said portion of the said Premises as is stated in the Agreement for Sale for the purpose of construction of multi-storied building consisting of several self-contained apartments and/or units and/or constructed space with the intent and object that the various persons may be able to own various Flats/Apartments/Constructed Space in the building to be constructed on the land in the said Premises together With proportionate undivided impartible indivisible share in the land under the plinth area of the building wherein the said Flat/Apartment is situated as setout and described in Second Schedule.
- F) In pursuance of the said agreement for sale the said Developer agreed to erect two buildings independent of each other and also autonomous i.e. one on the rear side of the said premises to contain by admeasurement about 18 Cottahs of land and having an independent access from the Northern side of the said premises



ADDITIONAL REGISTRAR
OF COMPANIES
KOLKATA
30 MAR 2023

having the road width of approximately 6.8 meter wide (hereinafter wherever the context so permits also referred to as the REAR PORTION/REAR BUILDING and also another building on the front portion of the said premises to contain about 4 cottahas of land facing Sarat Bose Road approximately 19 meters wide (hereinafter called the FORNT PORTION/POINT BUILDIUG).

- G) The said Premises containing an area of land measuring about One Bigha Two Cottahas is fully set out and described in Part I of the First Schedule hereunder written and the said area of about 18 Cottahas of land is set out and described in Part II of the First Schedule hereunder written and is shown within RED Borders in Map or Plan annexed hereto and the said area of about 4 Cottahas of land which will continue to belong to the said Vendors/Owners is set out and described in Part III of the First schedule hereunder written and is shown within Green borders in the maid Map or Plan annexed hereto subject to condition that neither the Developer will have any right to sell the said about 4 Cottahas of land and the building agreed to be constructed on the said about 4 Cottahas of land or any portion thereof and the said 4 Cottahas of land with the building to be constructed shall always belong to the Vendors.
- H) Accordingly the building Plan submitted to Calcutta Municipal Corporation was sanctioned bearing Sanction BS No. 129(B-B) dated 28/11/87 for construction of two buildings on the land comprised in the said Premises and subsequently revised/modified by the Calcutta Municipal Corporation from time to time.



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ADDITIONAL REGISTRAR
KOLKATA
30 MAR 2023

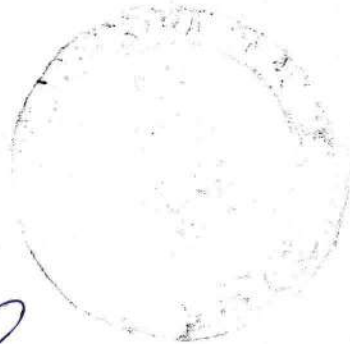
- I) The said Developer acted as an independent Developer on its own account for construction of the building on the said land measuring about 18 Cottahas being rear portion of the premises, consisting of various Units/Flats/Apartments/Constructed spaces therein for and on behalf of and on account of various Flat Owners/persons intending to own on Ownership basis the Units/Flat/Flats/Apartments/Constructed specs in the said building and also agreed to cause to be transferred to respective Flats Owners/intending buyers the undivided proportionate indivisible share in the land comprised in the plinth area of the building out of the said about 18 Cottahas of land situated in the Rear Portion of the Premises on which the rear building was agreed to be constructed and attributable to such Units/Flats/Apartments Constructed spaces from the Owners/Vendors in terms of the Agreement for construction of the said Flat/Unit/Apartment/Constructed space signed and executed between the Developer and the predecessor in interest of the present Vendor, namely Sita Devi Agarwal.
- J) Said Sita Devi Agarwal (since deceased) being desirous of having a Unit/Flat constructed in the building which was agreed to be erected and built by the said Developer in the said Rear Portion of the Land measuring about, 18 Cottahas in Premises No. 82, Sarat Bose Road, Kolkata entered into an Agreement dated 15-4-1989 for construction with the said Developer and agreed to have Flat No. G.-11 on the Ground floor of the building and one open car parking space on the ground floor, which was agreed to be constructed by and through the said Developer only on the terms and condition as are contained in the said Agreement for construction thereafter referred to the said "Construction Agreement".



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3 11 MAR 2023

- K) Said Sita Devi Agarwal had also entered into a separate Agreement with the said Developer for the purpose of purchase of undivided proportionate indivisible share in the land comprised in the Plinth area of the said building on valuable consideration on the terms and conditions as contained in the Agreement for sale dated the 15-04-1989 entered into between the said Developer and said Sita Devi Agarwal (since deceased).
- L) The said Flat along with proportionate right of common user in the Community Hall and car parking space on the ground floor was duly constructed and completed in habitable condition and that the agreed amounts as mentioned in the said Construction Agreement were duly paid by said Sita Devi Agarwal to the said Developer.
- M) Said Sita Devi Agarwal also paid the agreed value of the proportionate undivided indivisible share in the land comprised in the Plinth area of the building corresponding to the said unit/flat wherein the said Flat and car parking space is situated in terms of the said Agreement for sale to the said Developer.
- N) The said Developer has nominated the said Sita Devi Agarwal to the said Owners/Vendors for sale of undivided proportionate indivisible share in the said land attributable to the area of said Flat in the said building constructed in the Rear Portion of the land and comprised in the said premises to 82, Sarat Bose Road, Kolkata in proportion to the total constructed area in the said building.
- O) Pending the execution and registration of sale Deed by the Vendors for Sale of the said land, the said Developer having received from the



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30 MAR 2023

said Sita Devi Agarwal the full cost of construction and the price of land had given possession of the said Flat with right of common use of the Community Hall to her and the Super built up area of the Flat at 745 Sq. ft. and car parking space on the ground floor.

- P) The said Developer nominated said Sita Devi Agarwal to the said land Owners/ Vendors for sale of undivided proportionate indivisible share in the said land attributable to the area of the said flat/unit and car parking space on the ground floor in the said building already constructed in the rear portion of the land comprised in the said premises No. 82, Sarat Bose Road in proportion to the total constructed area in the said building.
- Q) Thus by virtue of the registered Deed of Conveyance dated 29th day of March, 1996 registered before the District Sub-Registrar at Alipore, 24 Parganas (South) and recorded in Book No.I, being Deed No. 433 for the year 1996, the said flat and the car parking space together with proportionate share of land was sold, conveyed and transferred to said Sita Devi Agarwal (since deceased) and after execution of the registered Deed of Conveyance, said Sita Devi Agarwal got her name mutated in the record of the Kolkata Municipal Corporation.
- R) Said Sita Devi Agarwal died testate after executing her last Will and Testament dated 22nd April, 2015 whereby she bequeathed her right as contained in respect of the said flat/unit and car parking space in favour of her younger son Shri Jayprakash Bharat Kumar Agrawal, the Vendor herein.



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30 MAR 2023

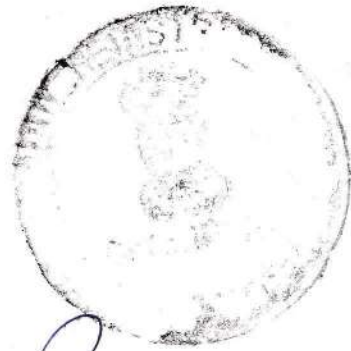
- S) The Executor named in the said Will have duly applied and obtained the Probate of the said Will from the Ld. District Delegate at Alipore, Ld. 1st Court Civil Judge, Senior Division, Alipore Act XXXIX Case No. 97 of 2018 dated 04.04.2019 and accordingly, the Vendor being the Beneficiary named in the said Will, became entitled to the aforesaid Unit/Flat and one open car parking space on the ground floor.
- T) After acquiring the aforesaid flat comprised in and bearing No. G-II on the Ground floor of the rear portion of the building and having a Super built up area of the Flat at 745 Sq. ft. and one car parking space on the ground floor of Premises No. 82, Sarat Bose Road, P.S. Ballygunge, Kolkata – 700 026.
- U) The present Vendor being interested to sell, convey and/or transfer the same and the Purchaser being interested to purchase the said Flat and car parking space at or for a consideration of Rs. 1,00,00,000/- (Rupees one crore only) subject to the terms and conditions as contained hereinafter.

NOW THIS INDENTURE WITNESSTH that pursuance to the said arrangement and in consideration of a sum of Rs. 1,00,00,000/- (Rupees one crore only) paid by the Purchaser to the Vendor at or before execution of these presents the receipt whereof the Vendor doth hereby acknowledge to have received the same and every part thereof as per the Memo given below, the Vendor doth hereby grant, sale, convey, transfer, assign and assure, whatsoever and conclude release, relinquish discharge and assign unto and in favour of the Purchaser, its successor or successors in office and/or assigns and every one of them **ALL THAT** one self-contained flat being Flat No. G-11 situated on Ground floor in the rear portion of the said building and having a super built up area 745 sq. ft. and one open car parking space on the ground



30 MAR 2023

floor at premises No. 82, Sarat Bose Road, P.S. Ballygunge, Kolkata – 700026, within the municipal limits of the Kolkata Municipal Corporation Ward No. 69 (more fully described in the **Third Schedule** hereunder written) hereinafter referred to as the “said Flat and Car Parking Space” free from all encumbrances, charges, liens, attachments, whatsoever, TOGETHER WITH undivided proportionate indivisible impartible share in the land comprised in the Plinth area of land on which the said building is lying erected and is situated in the rear portion of Premises No. 82, Sarat Bose Road being the area attributable to the area of the said Flat and car parking space in the said building in proportion to the total constructed area of the said building And it is hereby expressly agreed and declared by and between the parties hereto that the right of the Purchaser shall remain restricted to the said flat/unit and the open car parking space and in no event the Purchaser shall have any right in respect of the open space and the basement intended to be used as car parking space along with the space below the two ramps leading to the basement and also the space situation whereof is shown in the plan annexed hereto which had been and continues to be under the tenancy of Gaurango Das and FURTHER THAT the Purchaser at or before taking over the possession of the said Flat and car parking space has fully examined the workmanship and also the specifications and materials of the said Flat and/or the building and the common parts and facilities available at the said premises and has no claim, whatsoever or howsoever, against the Vendor and the Purchaser has further confirmed that the Vendor has fully discharged his obligations under the construction agreement and the sale agreement and the Vendor doth hereby disclaim release and relinquish all the right title interest into or upon the said Flat and car parking space unto in favour of the Purchaser herein TO HAVE AND TO HOLD the same unto the Purchaser absolutely and forever subject nevertheless to the various easements or quasi easements right and other stipulations and provision and/terms and

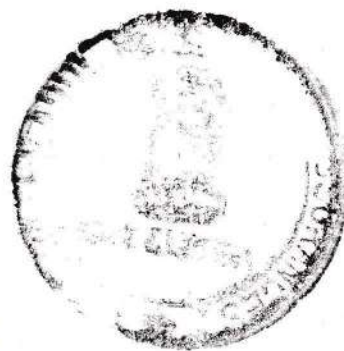


3 0 MAR 2023

conditions or restrictions obligations as are contained in the Agreement for Construction dated 15-04-89 signed and executed by and between the Vendor and the Purchaser herein and the same shall remain binding on the Vendor AND THAT simultaneously with the execution of this Deed, the Vendor has delivered the vacant possession in respect of the said Flat and Car Parking Space to the Purchaser.

II. The Vendor do hereby covenant with the Purchaser as follows;

- a) It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into upon and holding enjoy the said variable impartible indivisible undivided proportionate share only in the said part of the land specified herein before on which the said building is lying constructed and to receive the rents, issues and profits thereof without any interruption, hindrances, claims or demand or disturbances whatsoever from or by the Vendor or any person or persons claiming in trust or, through the Vendor.
- b) The Vendor shall from time to time and all times here after on every reasonable request and at the coat of the Purchaser make, do, acknowledge, execute and perform all such further and other lawful and reasonable acts, deeds. conveyances, matters and things whatsoever for better or more perfectly assuring the said variable impartible indivisible and proportionate share or interest only in the said land as aforesaid unto the Purchaser in the manner aforesaid as shall or may be reasonably required.
- c) The Vendor shall, unless prevented by fire or some other inevitable accident, from time to time and at all times hereafter



AGENZIA POSTALE
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30 MAR 2023

upon every reasonable request and at the cost of the Purchaser produce or cause to be produced to the Purchaser or its attorney or Advocate or at any trial, commission or examination or otherwise as occasion shall require all or any of the deeds, documents and writings relating to the title of the said premises.

- d) The said land wherein the said undivided indivisible impartible proportionate share is comprised is not hit by the provisions of the Urbana Land (Ceiling & Regulation) Act, 1976 and that the same is not hit by the provisions of the Calcutta Tika Tenancy Act.

III) Notwithstanding anything contrary contained in the agreement dated 15-04-1989 the Purchaser hereby agrees and assures the Vendor to hold the said undivided share in the said land and the appurtenant thereto subject to the various conditions restrictions stipulations and covenants as are contained in the said Construction Agreement aforesaid and any terms, conditions and things Contrary to this deed and those contained in the said agreement shall be deemed to have been waived, modified, rectified and corrected by these presents.

IV) That the Purchaser hereby and hereunder agrees, confirms, accepts, and covenants that the Purchaser will observe, perform and comply with the terms and conditions hereinafter mentioned.

- a) That the Purchaser will bear and pay proportionate maintenance charge in respect of the building wherein the said flat is situated as also of the common parts and areas comprised in the said



ADDITIONAL SECRETARY
OF ASST. COLKATA
30 MAR 2023

building and the common paths/passages and meant for entrance to the Flat from the 6.8 wide Sarat Bose Road.

- b) That the Purchaser will bear and pay all repairing charges, cost of decoration, white washing, painting, maintenance of electric line. Lift, staircase, Generator running expenses for the lift and generator, salaries of Watch Guard, Bill collector, Electricians, Sweepers for the said building and other outgoings.
- c) That the Purchaser will pay the proportionate corporation rates and taxes, multi-storied Building Tax, Urban land Tax or Sales Tax or any other taxes which are now payable on which become due and payable in future to the Vendor or which may be levied in future without raising any objection to the Vendor till the said Flat is separated assessed for such payments by the appropriate authorities.
- d) That the Purchaser will pay all the amounts payable under the above mentioned sub-clauses (a) (b) and (c) to the Vendor as will be fixed by Vendor and/or, to the Society, Association already formed and named "SAMARPAN APARTMENTS" which has been formed by the Vendor for the purpose of maintenance of the building and common areas in the same manner as is stated herein before.
- e) That the Purchaser will observe, perform and abide by the terms and conditions contained in the several clauses mentioned in Fifth, Sixth and Seventh Schedule hereunder written.



ADDITIONAL SECRETARY
OF ASSOCIATION - KOLKATA
30 MAR 2023

- f) That apart from what has been stated and modified by the covenants contained in this Conveyance the other terms and conditions as are contained in the construction agreement shall remain binding on the Purchaser and the Purchaser agree and undertake to observe perform and comply with the same.

V. And it is hereby further agreed by and between the parties hereto as follows.

- a) The Purchaser or any person claiming through them shall not have any right title interest either by way of easement or otherwise into or upon the said Front Portion, comprised in the said about 4 Kt. of land as shown within the green borders in the Map annexed hereto.
- b) The said Rear Portion and the Front Portion shall be completely independent and autonomous of each other excepting having a separate entrance shown and delineated in the Map or Plan annexed hereto and the Vendor and/or any persons authorized by them shall be entitled to put the scaffolding and/or props on the Eastern side of the said Front Portion for the purpose of painting and/or carrying on repairs.
- c) For the purpose of back space for the Front Building a portion shown in the Map or Plan annexed hereto and marked in Yellow shall be treated as the back portion of the said front building and the said statutory open space shall always remain open to maintain the statutory requirement of back open space of the front building and that the Vendor shall have no right title interest claim or demand over and in respect of the said portion and which, however, no consent, approval or intimation either in writing or otherwise is required from the Purchaser by Vendor and/or any



30 MAR 2023

persons authorized by them for the purpose of carrying out any modification, revision, addition, alteration whatsoever in the Front Building including complying to the formalities of the Kolkata Municipal Corporation or any other body, whatsoever.

- d) The Vendors and the Purchaser shall take expeditious steps for the separation of the said Front Portion with the Rear Portion at their respective costs.
- e) The sewerage drainage and water line being common in the said two buildings shall remain as a part of the common part of the said front building and the rear building and for the purpose of maintenance of such water line, sewerage and drainage the Vendor and the Purchaser shall make proportionate share on account of the costs of repairs and replacement and such other expenses as may be incurred and/or spent.

THE FIRST SCHEDULE ABOVE REFERRED TO :

PART - I

ALL THAT piece or parcel of land containing an area of One Bigha Two Cottahas (be the same a little more or less) situated lying at and being premises No. 82, Sarat Bose Road (formerly known as Lansdowne Road) Kolkata – 700026, P.S. Bhowanipur K.M.C. Ward No. 69 Registration and Sub-Registration Office Alipore, Dihi– Panchannagram, Division 6, Sub Division N, in the District of 24 Parganas but butted and bounded in the manner following, that is to say:

On the North : By Sarat Bose Road, approx 6.8. M wide;

On the East : By Premises No. 85/5A, Sarat Bose Road;



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ADDITIONAL MEMBER
OF ASSOCIATION OF
30 MAR 2023

- On the South : Partly by Premises No. 84, Sarat Bose Road and partly by Premises No. 90, Sarat Bose Road; and
- On the West : By Sarat Bose Road, approx 19 m. wide.

PART -II

ALL THAT the piece and parcel of land containing an area of about 18 Cottahas out of the total area of about 1 Bigha 2 Cottahas situated lying and being partly of Premises No. 82, Sarat Bose Road (Formerly known as Lansdowne Road), Kolkata – 700 026 more fully set out in the part-I hereinabove and butted and bounded in the manner following that is to say :-

- On the North : By Sarat Bose Road, approx 6.8. M wide;
- On the East : By Premises No. 85/5A, Sarat Bose Road;
- On the South : Partly by Premises No. 84, Sarat Bose Road and partly by Premises No. 90, Sarat Bose Road and
- On the West : By Four Cottahas of remaining land comprising the Front Portion Front building abutted on main Sarat Bose Road.

PART -III

ALL THAT the piece and parcel of land containing an area of about 4 Cottahas out of the total area of about 1 Bigha 2 Cottahas situated lying at the being part of premises No. 82, Sarat Bose Road (formerly known as Lansdown Road), Kolkata – 700 026 more fully set out in Part-I hereinabove and butted and bounded in the manner following, that is to say:-

- On the North : By Sarat Bose Road, approx 6.8. M wide;
- On the East : The portion of premises No. 82, Sarat Bose Road, Kolkata



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ADDITIONAL ASSISTANT
OF ASSISTANT LIBRARIAN
30 MAR 2023

being about 18 Cottahas land set out in Part-II of this Schedule;

On the South : Partly by Premises No. 84, Sarat Bose Road;

On the West : By main Road namely Sarat Bose Road, being about 19 meter wide.

THE SECOND SCHEDULE ABOVE REFERRED TO :

(The Building)

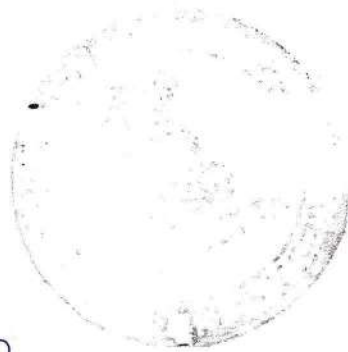
ALL THAT the building having a plinth area of app. 6300 sq.ft. being constructed at the Rear portion of the premises according to the sanctioned plan and sanctioned to consist of a Basement, Ground floor and Upper 1st to 5th floors and the lift room and the staircase room and water tanks above the top floor.

THE THIRD SCHEDULE ABOVE REFERRED TO :

- I) **ALL THAT** the ~~Unit~~ Office space comprised in and bearing No.G-II on the Ground floor of the rear portion of the building and having a super built up area 745 sq. ft. of Premises No. 82 Sarat Bose Road, P.S. Ballygunge, (Road Zone :- Beltala Road – Hazra Road), Kolkata-700 026, Ward No.69. Assessee No. 11-069-43-0486-2.
- II) **ALL THAT** one open car parking space on the ground the floor of Premises No. 82 Sarat Bose Road, P.S. Ballygunge, Kolkata-700 026, Ward No. 69.

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ADDITIONAL INFORMATION
OF ASSOCIATED DATA
30 MAR 2023

THE FOURTH SCHEDULE ABOVE REFERRED TO :

(Common Portion)

1. Common Paths, Passages, Drive way and main entrance to the premises and the building.
2. Common durwan's living area (if any).
3. Common boundary walls and main gates.
4. Drainage and sewerage and all pipes and other installations for the same (except only those as are installed within the exclusive area of any unit and/or exclusively for its use).
5. Low tension and/or high tension electrical installations and its room (if any), transformer (if any), electrical sub-station (if any) and all electrical wirings and other fittings (excluding only those as are installed within the exclusive area of any unit and/or exclusively for its use).
6. Stair cases, stair case landings and/or midlandings on all floors in the building except the staircase and its landing about the floor of the building, Staircase, Staircase landing and/or midlandings on all floors in the building except the staircase and its landing above the floor of the Building.
7. Lobbies on all floors upto last floor of the said Unit of the Building.
8. Lift, Lift well, lift installations, lift machine room and lift landing in the building in the lift on the floor of the building above the floor of the Unit.



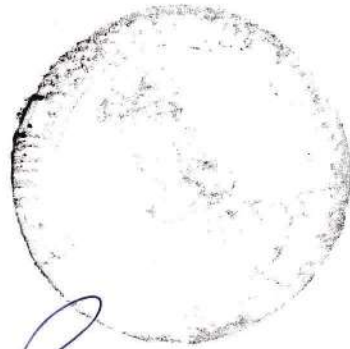
50 MAR 2023

9. Water pump, water tanks, water reservoir, and all common installation for carriage of water (save only those as are exclusively within and for exclusive use of any unit).
10. Such other common parts, areas, equipment, installations, fitting fixtures and spaces in or about the premises and the building as are necessary for passage to and/or user of the Units in common by Co-owners BUT EXPRESSLY EXCLUDING the roof and/or terrace and parapet walls of the Building and the areas of the Building reserved for the Developer from time to time, if any, on the open land or the basement at the premises for exclusive use of unit owner or occupier.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(Common Portion)

1. All costs of maintenance, operating, replacing, repairing, while-washing, maintaining, decorating, redecorating building reconstructing and/or lighting the common portion in the building including their outer walls, being executed through the Association formed and named "SAMARPAN APARTMENTS".
2. The salary of all persons employed for common purposes including durwans, security personnel, sweepers, plumbers electricians etc.
3. Insurance premium for insuring the building.
4. All charges and deposits for supplies of common utilities to the Co-owners in common.
5. Municipal tax, water tax and other levies in respect of the premises and the building save those separate assessed on the Purchaser.



ALFONSO ESPINOSA
30 MAR 2023

6. Costs of formation and operation of the Association.
7. Cost of running maintenance and replacement of :-
 - a) Transformer (if any) (Room handed over to C.E.S.C.)
 - b) Water pump and its installation.
 - c) Deep tube-well (if any).
 - d) Lift.
 - e) Other common installation.
8. Electricity charges for the electrical energy at the common part one and/or for operation of the common services.
9. All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common Portions.
10. The (office) expenses incurred for running the maintaining (an office) for common purposes.
11. All other expenses, Sales Tax, rates and other levies etc. as are deemed by Developer to be necessary or incidental or liable to be paid by the Co-owners in common including such amounts as be fixed for creating a fund for replacement, renovation, painting and/or periodic repairing of the common portions.
12. Sinking fund.



[Handwritten signature]
ADULTERAL REGISTRAR
OF ANDHRA PRADESH, KOLKATA
30 MAR 2023

THE SIXTH SCHEDULE ABOVE REFERRED TO :

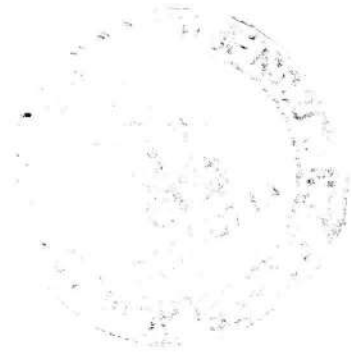
(Maintenance Charges & Taxes)

1. The maintenance charges rate taxes and all other outgoing as payable in pursuance of clauses contained in the operative portions of the conveyance will at such rate as may be assessed by the Society on actual total super built up area comprised in the Unit including the expenses for maintenance and running of Generator.
2. The deposit for required taxes operating portion of the Agreement at such rate per month as may be settled in respect of the aforesaid Unit being used and occupied by the Purchaser.

THE SEVENTH SCHEDULE ABOVE REFERRED TO :

**(Particulars of items for which deposits shall be made by the
Purchaser at or before the date of possession)**

1. For security deposit for electric connection to the said unit and/or the building.
2. For formation and subscription of the Association.
3. For 6 months estimated common expenses.
4. For 6 months estimated Municipal Tax.



ADDITIONAL REGISTRAR
OF ASSAM, KOLKATA
30 MAR 2023

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals the day months and year first above written.

SIGNED SEALED AND DELIVERED

by the above named Vendor

at Kolkata in presence of :

1. *Soumanta Mondal*
P-36, India Exchange Place
4th, Floor, Room no - 5TB,
Kolkata - 700001

2. *Priyanka Biswas*
825/B Tantine Apartment
KOL-90 P.S → Gorta

[Signature]
(VENDOR)
(Joyprakash Agrawal)

SIGNED SEALED AND DELIVERED

by the above named Purchaser

at Kolkata in presence of :

1. *Soumanta Mondal*

2. *Priyanka Biswas*

Goodmoneyman Advisors Pvt. Ltd.

[Signature]
Director

(PURCHASER)

Drafted by
Klausik Nandy (Adv)
Regd. No. WS/298/2009
City Civil Court at Calcutta.




ADDITIONAL REGISTRAR
OF ASSOCIATED KOLKATA
30 MAR 2023

MEMO OF CONSIDERATION

Received of and from the within named Purchaser the within mentioned sum of Rs. 1,00,00,000/- (Rupees one crore only) being the full consideration money payable under these presents as per memo below :-

a)	By Cheque No. 000788 dated 14.06.2021 drawn on HDFC Bank, Kolkata	Rs. 49,50,000.00
	i) By TDS	Rs. 50,000.00
b)	By Cheque No. 000926 dated 03.12.2022 drawn on HDFC Bank, Kolkata	Rs.49,50,000.00
	i) By TDS	Rs. 50,000.00

		Total Rs.1,00,00,000.00
		=====

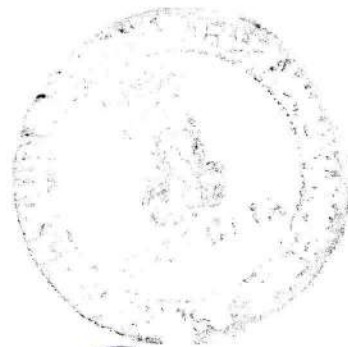
(Rupees One Crore only)

Witnesses :

1. *Srimanta Mondal*

2. *Priyanka Biswas*

J. J. J.
(VENDOR)
(Jyotsna Agrawal)



ADDITIONAL REGISTRAR
OF ASSAM, KOLKATA
30 MAR 2023

File:E:\FSD\82, Sarat Bose Road-14.3.23

DATED THIS 30th DAY OF Nov 2023

BETWEEN

SHRI JAYPRAKASH BHARAT

KUMAR AGRAWAL

... Vendors

AND

M/S. GOODMONEYMAN ADVISORS

(P) LTD.

... PURCHASER

SALE DEED

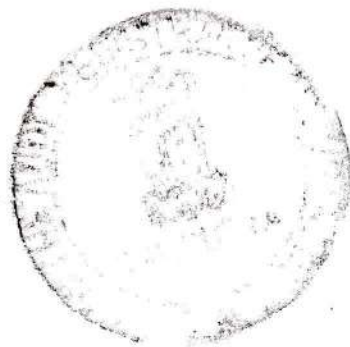
**Re : Ground Floor rear portion
Flat at Premises No. 82, Sarat Bose
Road, Kolkata – 700 026.**

MR. KAUSIK NANDY

ADVOCATE

84/1 BELTALA ROAD

KOLKATA - 700 026.



[Handwritten signature]
ADDITIONAL REGISTRAR
OF ASSISTANT REGISTRARS
30 MAR 2023



[Handwritten signature]
KANTOR REGISTRAR
KANTOR REGISTRAR
30 MAR 2023



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



280320232035168857

GRIPS Payment Detail

GRIPS Payment ID:	280320232035168857	Payment Init. Date:	28/03/2023 10:17:07
Total Amount:	500034	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9610299545536	BRN Date:	28/03/2023 10:17:43
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

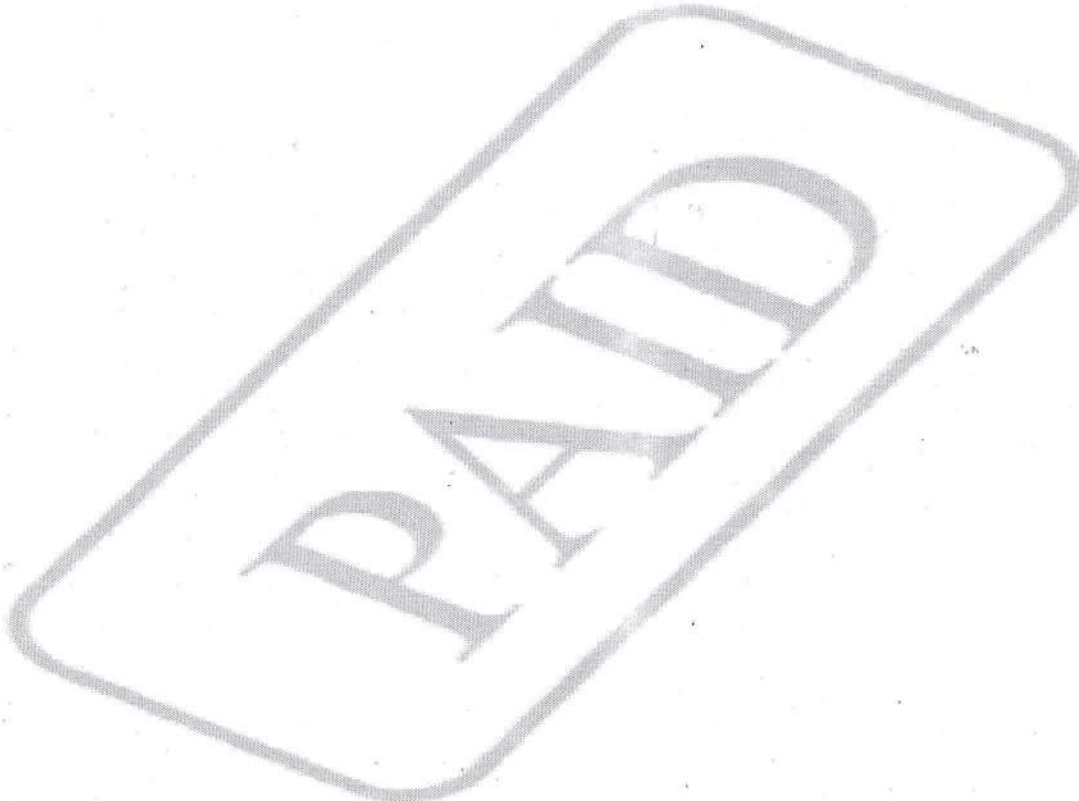
Depositor's Name: Mr Gopi Kishan Agarwal
Mobile: 9831361561

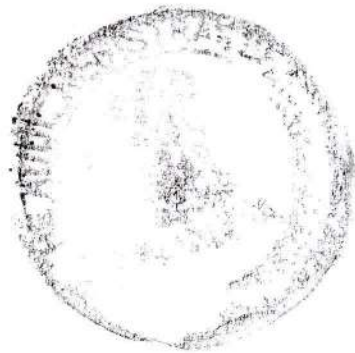
Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230351688588	Directorate of Registration & Stamp Revenue	500034
Total			500034

IN WORDS: FIVE LAKH THIRTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





30 MAR 2023



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



192022230351688588

GRN Details

GRN: 192022230351688588 **Payment Mode:** SBI Epay
GRN Date: 28/03/2023 10:17:07 **Bank/Gateway:** SBIPay Payment Gateway
BRN : 9610299545536 **BRN Date:** 28/03/2023 10:17:43
Gateway Ref ID: 230871911996 **Method:** HDFC Retail Bank NB
GRIPS Payment ID: 280320232035168857 **Payment Init. Date:** 28/03/2023 10:17:07
Payment Status: Successful **Payment Ref. No:** 2000814141/5/2023
[Query No*/Query Year]

Depositor Details

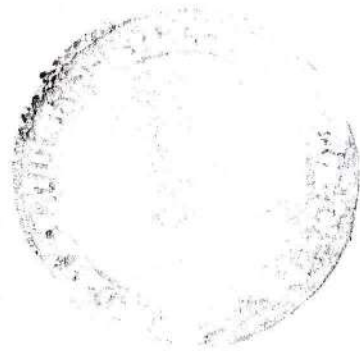
Depositor's Name: Mr Gopi Kishan Agarwal
Address: P-36 India Exchange Place 4th Floor Room No. 57B Kolkata 700 001
Mobile: 9831361561
EMail: goodmoneyman@gmail.com
Period From (dd/mm/yyyy): 28/03/2023
Period To (dd/mm/yyyy): 28/03/2023
Payment Ref ID: 2000814141/5/2023
Dept Ref ID/DRN: 2000814141/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000814141/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	40020
2	2000814141/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	10014
			Total	50034

IN WORDS: FIVE LAKH THIRTY FOUR ONLY.

PAID



30 MAR 2023









Government of West Bengal

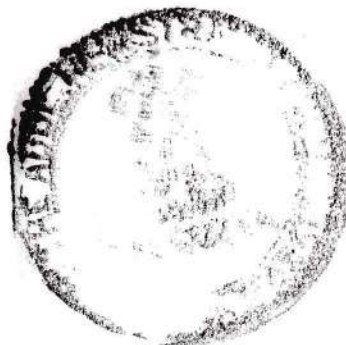
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata



Signature / LTI Sheet of Query No/Year 19012000814141/2023

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	Shri JAYPRAKASH BHARATKUMAR AGRAWAL 1/A, Lovelock Place, 4th Floor, City:- , P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Seller		1566 	 30/03/23
2	Shri GOPI KISHAN AGARWAL 1/47, Ganpat Roy Khemka Lane, City:- Howrah, P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204	Representative of Buyer [GOODMONEYMAN ADVISORS PRIVATE LIMITED]		1565 	 30/03/2023

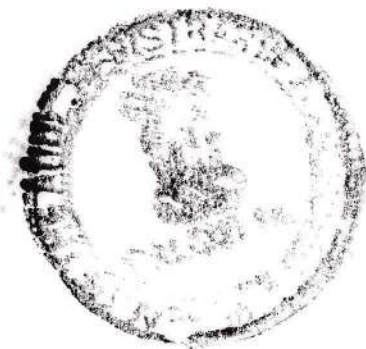


ADDITIONAL REGISTRAR
OF ALIEN REGISTRATION KATA
30 MAR 2023

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print 1567	Signature with date
1	Mr SRIMANTA MONDAL Son of Srikumar Mondal Banka Manikkundu, City:- , P.O:- Banka, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721201	Shri JAYPRAKASH BHARATKUMAR AGRAWAL, Shri GOPI KISHAN AGARWAL			Srimanta Mondal 30/3/23

(Pradipta Kishore Guha)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. - I
 KOLKATA
 Kolkata, West Bengal

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30 MAR 2023

Major Information of the Deed

Deed No :	I-1901-02740/2023	Date of Registration	01/04/2023
Query No / Year	1901-2000814141/2023	Office where deed is registered	
Query Date	27/03/2023 4:33:29 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Pabitra Chanda H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836816669, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,00,00,000/-	Rs. 1,00,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,00,120/- (Article:23)	Rs. 1,00,098/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 82, Ward No: 069, Road: Sarat Bose Road, Pin Code : 700026

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	, Zone Name: (Beltala Road -- Hazra Road),			Super Built-up Area: 745	90,00,000 /-	90,00,000/-	Flat No: G II , Apartment Type: Flat/Apartment Office Use , Floor Type: Marble, Age of Flat: 20 Year, Approach Road Width: 74 Ft. , Other Amenities: Lift Facility, New Flat ,Status of Completion : Completed
A2	, Zone Name: (Beltala Road -- Hazra Road),			Area of Open garage: 135	10,00,000 /-	10,00,000/-	, Apartment Type: Open Garage Office Use , Floor Type: Cemented, Age of Flat: 20 Year, Approach Road Width: 74 Ft. , Other Amenities: Lift Facility, New Flat ,Status of Completion : Completed

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri JAYPRAKASH BHARATKUMAR AGRAWAL Son of Late Bharat Kumar Agarwal 1/A, Lovelock Place, 4th Floor, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Abxxxxxx8g, Aadhaar No: 52xxxxxxx0385, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GOODMONEYMAN ADVISORS PRIVATE LIMITED P-36, India Exchange Place, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: Aaxxxxxx4j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri GOPI KISHAN AGARWAL (Presentant) Son of Om Prakash Agarwal 1/47, Ganpat Roy Khemka Lane, City:- Howrah, P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Afxxxxxx8a, Aadhaar No: 87xxxxxxx1692 Status : Representative, Representative of : GOODMONEYMAN ADVISORS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SRIMANTA MONDAL Son of Srikumar Mondal Banka Manikkundu, City:- , P.O:- Banka, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721201			

Identifier Of Shri JAYPRAKASH BHARATKUMAR AGRAWAL, Shri GOPI KISHAN AGARWAL

Transfer of property for A1

SI.No	From	To. with area (Name-Area)
1	Shri JAYPRAKASH BHARATKUMAR AGRAWAL	GOODMONEYMAN ADVISORS PRIVATE LIMITED-745.000000 Sq Ft

Transfer of property for A2

SI.No	From	To. with area (Name-Area)
1	Shri JAYPRAKASH BHARATKUMAR AGRAWAL	GOODMONEYMAN ADVISORS PRIVATE LIMITED-135.000000 Sq Ft

On 30-03-2023

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

Presented for registration at 19:36 hrs on 30-03-2023, at the Private residence by Shri GOPI KISHAN AGARWAL ,

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 1,00,00,000/-

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

Execution is admitted on 30/03/2023 by Shri JAYPRAKASH BHARATKUMAR AGRAWAL, Son of Late Bharat Kumar Agarwal, 1/A, Lovelock Place, 4th Floor, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr SRIMANTA MONDAL, , , Son of Srikumar Mondal, Banka Manikkundu, P.O: Banka, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721201, by caste Hindu, by profession Business

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

Execution is admitted on 30-03-2023 by Shri GOPI KISHAN AGARWAL, DIRECTOR, GOODMONEYMAN ADVISORS PRIVATE LIMITED (Private Limited Company), P-36, India Exchange Place, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr SRIMANTA MONDAL, , , Son of Srikumar Mondal, Banka Manikkundu, P.O: Banka, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721201, by caste Hindu, by profession Business

Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 31-03-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,00,098.00/- (A(1) = Rs 1,00,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 1,00,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/03/2023 10:17AM with Govt. Ref. No: 192022230351688588 on 28-03-2023, Amount Rs: 1,00,014/-, Bank: SBI EPay (SBlePay), Ref. No. 9610299545536 on 28-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,00,020/- and Stamp Duty paid by by online = Rs 4,00,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/03/2023 10:17AM with Govt. Ref. No: 192022230351688588 on 28-03-2023, Amount Rs: 4,00,020/-, Bank: SBI EPay (SBlePay), Ref. No. 9610299545536 on 28-03-2023, Head of Account 0030-02-103-003-02

Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 01-04-2023

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 : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,00,098.00/- (A(1) = Rs 1,00,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,00,020/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 519657, Amount: Rs.100.00/-, Date of Purchase: 28/03/2023, Vendor name: S CHATTERJEE



Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2023, Page from 102015 to 102053
being No 190102740 for the year 2023.



Pradipta

Digitally signed by pradipta kishore guha
Date: 2023.04.05 14:32:28 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2023/04/05 02:32:28 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)