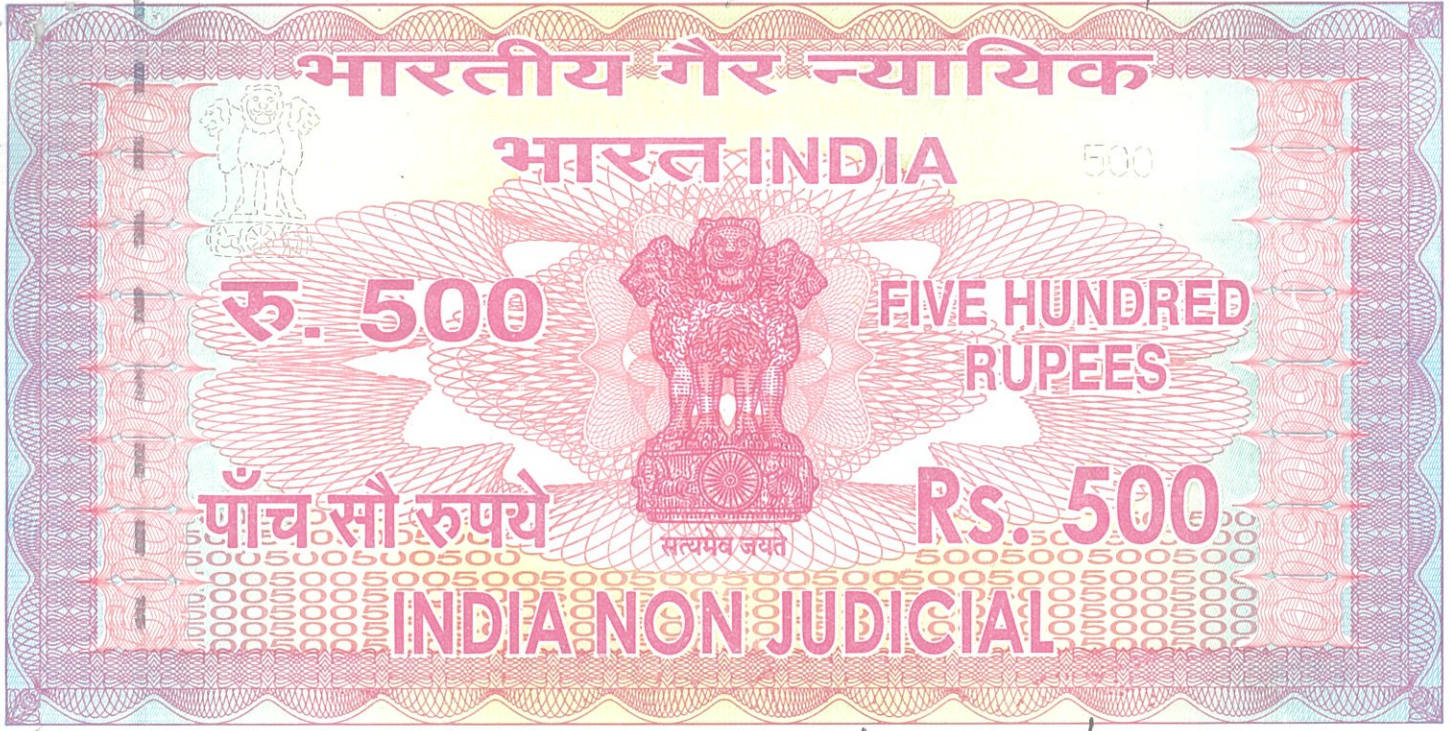


18326

T-18367/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2/3/65838/22

L 787235

Certified that the document is admitted to registration. The signature and initials on the endorsement sheet or sheets attached with this document are the part of this documents.

[Handwritten Signature]

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

16 NOV 2022

THIS INDENTURE made this the 16th day of November, Two Thousand Twenty Two of the Christian Era ;

BETWEEN

1293 07 NOV 2022
ক্রমিক নাম ও মাং
স্ট্যাম্প ভেঙার স্বাক্ষর
বিধান নগর, সল্ট লেক সিটি এ ডি এস আর
সিটি স্ট্যাম্প ক্রয় তারিখ
চালান নং
ক্রেতারী-বারাকপুর, ভেঙার-মিতা দত্ত

স্ব

Genesis Heights L
AD-169, Sec-I
Salt Lake City
Pin-700064

13 OCT 2022

998 000



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

16 NOV 2022

[2]

SRI RAMADHAR TIWARI (Having PAN-**ABRPT9959P** and Aadhaar No: **6807 7878 7236**), son of Late Sant Bilash Tiwari, by Faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at Village-Khamar Shiv Tala, R B Park, Post Office : Rajarhat Bishnupur, Police Station : Rajarhat, District : North 24 Parganas, Kolkata – 700135, hereinafter called and referred to as the “**VENDOR**” (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

A N D

GENESIS HEIGHTS LLP, a Limited Liability Partnership Firm, incorporate and Registered Pursuant to Section 58(1) of the LLP Act, 2008, having LLP Identification Number – AAV-9779 (**PAN – AAWFG4322R**), and having registered office at “**DWARKA VEDMANI**”, AD-169, Sector-I, Salt Lake City, Police Station : Bidhannagar (North), Kolkata- 700 064, District : North 24 Parganas, represented by one of its Partners **MR. SANJAY GUPTA** (PAN : **ADRP6327Q** and Aadhaar : **7089 5093 7284**) son of Mr. Gopal Prasad Gupta, by faith : Hindu, by Occupation- Business, by Nationality- Indian, residing at “**DWARKA VEDMANI**”, AD-169, Sector-I, Salt Lake City, Police Station: Bidhannagar (North), Kolkata- 700 064, District : North 24 Parganas, hereinafter referred to as the “**PURCHASER**” (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors and or successors-in-office, administrators, heirs, Legal representatives and assigns) of the **SECOND PART**.

WHEREAS one plot of land under C.S Dag No. 75 corresponding to R.S Dag No. 65 along with certain other land in Mouza - **KALABERIA**, Police Station - Rajarhat, District North 24 Parganas, was originally belong to one Haladhar Singha and after his demise upon successive

Continue....



Additional District Sub-Registrar,
Rajabati, New Town, North 24-Pgs

16 NOV 2022

inheritance Sri Swapan Kumar Singha, Tapan Kumar Singha, Smt. Rekha Dey and Smt. Bandana Gohe all sons and daughters of Late Sunil Kumar Singha, along with other co-sharers jointly under a Bengali Kobala dated 22.02.1991 registered at the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake, Recorded in Book No.I, Volume No.25, Pages from 329 to 340, Being No. 1354 for the year 1991 jointly sold, transferred and conveyed a plot of land measuring 5 Decimals under C.S Dag No. 75 corresponding R.S & L.R Dag No. 65, along with certain other land in Mouza - **KALABERIA**, Police Station - Rajarhat, District North 24 Parganas, in favour of Sri Biswajit Ghosh for the consideration therein contained and that the detail mode of inheritance, right from the original owner Haladhar Singha to the vendors has been clearly recited in the said Bengali Kobala dated 22.02.1991 free from all encumbrances.

AND WHEREAS said Biswajit Ghosh being so owned and acquired the said plot of land under C.S Dag No. 75 corresponding to L.R Dag No. 65 by way of his purchase aforesaid, for his legal necessity under a Bengali Kobala dated 27th January, 1992, registered at the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake, recorded in Book No: I, Volume No: 11, Pages from 465 to 472, Being No: 636 for the year 1992, sold, transferred and conveyed a plot of land measuring 1 Cottahs 10 Chittacks, 34 Sq.ft. out of 5 Decimals under C.S Dag No. 75 corresponding R.S & L.R Dag No. 65, Mouza - **KALABERIA**, Police Station - Rajarhat, District North 24 Parganas, unto and in favour of Smt. Shibani Ghosh for the consideration therein contained free from all encumbrances.

AND WHEREAS said Smt. Shibani Ghosh subsequently while had been in peaceful possession and enjoyment in her above purchased plot of land for her legal necessity under a Bengali Sale Deed dated 22.04.2022 registered at the office of the Additional District Sub-Registrar Rajarhat, recorded in Book No: I, Volume No: 1523-2022, Pages from 310682 to 310705, Being No: 152307179 for the year 2022, sold, transferred and conveyed her above purchased plot of land measuring 1

Continue....



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

18 6 NOV 2022

Cottahs 10 Chittacks, 34 Sq.ft. under C.S Dag No. 75 corresponding to R.S & L.R Dag No. 65, Mouza - KALABERIA, Police Station - Rajarhat, District North 24 Parganas, unto and in favour of Sri. Ramadhar Tiwari, the vendor herein for the consideration therein contained free from all encumbrances.

AND WHEREAS the vendor Sri. Ramadhar Tiwari after his purchase aforesaid having been in peaceful physically possession and enjoyment therein with specific demarcation and subsequently for his legal necessity proposed to transfer the said plot of land morefully described in the "SCHEDULE" hereunder written and had been looking for intending buyer or buyers and the present purchaser Firm, being so informed approached the vendor through one of its partners and proposed to purchase the Schedule plot of land, and after bi-lataral talk and discussion, the sale price or consideration was settled at **Rs. 9,75,000/- (Rupees Nine Lakh Seventy Five Thousand)** only and the parties hereto being mutually agreed to complete the transaction, subject to and always provided, to make out a marketable title thereto by the vendor herein and to complete the transaction at the earliest and that the vendor has handed over and/or delivered the copies of his title deed and other documents of title in favour of the partner of the proposed Purchaser Firm, well before 2 (two) months to complete the transaction.

AND ALSO WHEREAS the Purchaser Firm being satisfied as to the marketability, as to the plot of land agreed to be sold, called upon the Vendor to execute and register a proper Deed of Conveyance in favour of the Purchaser Firm in respect of the property described in the "SCHEDULE" hereto at the consideration of **Rs. 9,75,000/- (Rupees Nine Lakh Seventy Five Thousand)** only free from all encumbrances, lien, charges, lispens and attachments whatsoever.

NOW THIS INDENTURE WITNESSETH that pursuant to the said agreement and in consideration of the said sum of **Rs. 9,75,000/- (Rupees Nine Lakh Seventy Five Thousand)** only of true and lawful

Continue....



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

11 6 NOV 2022

money of the Union of India in hand well and truly paid to the Vendor by the purchaser Firm at or immediately before the execution of these presents (the receipt whereof and that the same is in full payment of the consideration the vendors doth hereby as well as by the receipt hereunder written admits and acknowledges and of or from the same and every part thereof doth hereby execute, release and forever discharge the Purchaser Firm as well as the said property). Now the vendor hereby grant, transfer, sale, assign and assure unto and to the use and benefit of the Purchaser Firm free from all encumbrances and liabilities whatsoever **ALL THAT** the said plot of land, measuring area 1 (One) Cottha 10 (Ten) Chittacks 34 (Thirty Four) Square feet in Bengali measurement a little more or less, lying and situated at and being in Mouza-**KALABERIA**, J.L. No. 30, Touzi No. Sabek 173 Hal Touzi No.10, C.S. Dag No: 75 corresponding to part of R.S Dag No: 65, R.S Khatian Nos: 305, 306 & 307 under L.R. Khatian Nos: 32, 153, 298, 485, 31, 345, 399 & 10, Police Station- Rajarhat, within the jurisdiction of the Rajarhat-Bishnupur No.1 Gram Panchayet, A.D.S.R. Bidhannagar, District-North 24 Parganas more Specifically described in the **SCHEDULE HERETO HOWSOEVER OTHERWISE THE SAID PROPERTY OR ANY PART** or portion thereof are now / is or at any time or times hereafter was or were situate, tenanted, butted, bounded, called, known, numbered, described or distinguished **TOGETHER WITH ALL AND** single other right or rights annexed therewith with compounds, ways, paths, passages, advantages of ancient and other rights. lights, liberties, privileges, easements, commodities, appendages and appurtenances thereof usually held or enjoyed as part or parcel thereof and the reversion or reversions remainder or remainders, rents, issues and profits thereof **AND ALL THE ESTATE**, right, title, interest, property claim and demand whatsoever both at law and in equity of the said Vendor into or upon the said property. **AND** all the deeds, pattahs, muniments, evidences of title and writing whatsoever, relating to or concerning the same which now are / or shall or at any time hereafter be in the possession custody or power of the Vendor or any person or persons from whom the Vendor may procure the same without any action and **TO HAVE AND TO HOLD** the said

Continue....



Additional District Sub-Registrar,
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16 NOV 2022

property and every part thereof hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to the unto and to the use and benefit of the Purchaser Firm absolutely and forever free from all encumbrances and liabilities whatsoever AND THE vendor hereby covenant and agreed with the purchaser Firm had NOTWITHSTANDING any act, deed, matter or thing whatsoever, by the vendor or by any of its predecessors-in-title, made, done, committed or executed or knowingly suffered to the contrary the vendor, now hath in himself good right, full power, lawful and absolute authority by this presents to GRANT, CONVEY, SELL, TRANSFER, ASSIGN AND ASSURE unto and to the use and benefit of the Purchaser Firm and the said "PROPERTY" and every part thereof absolutely and forever in the manner aforesaid free from all encumbrances, charges, lien, liabilities lispensens and attachments whatsoever.

AND THAT the purchaser Firm shall and will from time to time and all times hereafter peaceably and quietly possess and enjoy the same and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demands whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming through under or in trust for him AND that free and clear freely and clearly and absolutely acquitted, exonerated and discharged from or by the Vendor and well and sufficiently saved defended, kept harmless and indemnified from or against all and all manner of former or rights, title, interest, lien, charges and encumbrances, whatsoever, creates, made, done, occasioned or suffered by the Vendors, or any person or persons and executing this Deed of Conveyance, rightfully claiming through under or in trust for the Vendor and bind himself in all acts, deeds and things in respect of the property or any part or portion thereof is hereby transferred under this Indenture.

AND THAT there is no impediment under the provisions of Urban Land (Ceiling & Regulation) Act, 1976 for the Vendor to grant, transfer, sell, convey, assign and assure the said property in favour of the Purchaser Firm in the manner aforesaid.

Continue....



Additional District Sub-Registrar,
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AND FURTHER that the Vendor and all person or persons having lawfully or equitably claiming an estate right, title, interest, use, trust, property claim and demand whatsoever of into upon or out of the same under or in trust for him shall and will from time to time and at all times hereafter upon every reasonable request and perfect cause to be made, done, executed and perfected all such further and other assurances, act, deeds, matters and things or further better and more perfectly assuring conveying and confirming the said property and every part thereof unto and to the use and benefit of the Purchaser Firm forever in the manner aforesaid as the Purchaser Firm shall or may reasonably require and the khas possession of the "**SCHEDULE**" property hereby sold is delivered unto and in favour of the Purchaser Firm free from all encumbrances. The original title deed and other documents of title to the property is hereby handed over unto the Purchaser Firm free from all encumbrances, lien and charges whatsoever. The Vendor further undertake that he shall have no objection in case of recording and/or mutating the name of the Purchaser Firm in respect of the "**SCHEDULE PROPERTY**" i.e. land hereby sold, in the office of the concerned B.L. & L.R.O. as well as in the office of the Rajarhat-Bishnupur No.1 Gram Panchayet Authority in respect of the land hereby sold by virtue of this Deed of Conveyance. **AND FURTHER** the "**SCHEDULE**" property owned and possessed by the Vendor, in the manner recited hereinabove, and the said property or any part or portion thereof is not affected by any attachment including attachment under any certificate case or proceedings started at the instance of the Income Tax Authorities or Estate duty authorities or other Government Authorities under the public demand Recovery Act, or any other Acts or otherwise and that there is no certificate case or proceedings against the Vendor for realization of arrear of Income Tax or Estate Duty or other Taxes or dues or otherwise under the public demands Recovery Act and/or any other Acts for the time being in force or under any scheme of the Local Government or any other Public Body or Authority **AND** that no declaration or notification has come to the notice of the Vendor for acquisition of the said property or any part or portion thereof under the Land Acquisition Act, 1894 or under any other

Continue....



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

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acts for the time being in force and that the Vendor never received any notice of Acquisition, Compensation or Award from the Government or any other body or authorities in connection with the property hereby and hereunder sold to the Purchaser Firm and as such the "SCHEDULE" property or any part thereof is not affected by any notice of Acquisition or Requisition under the Defence of India Act or Rules framed thereunder or any other Acts or enactments whatsoever AND THAT there is no pending litigation before any Court of Law both Civil or Revenue or any tribunal in respect of the "SCHEDULE" property and there is no order of injunction in any form against the Vendor in the matter of executing any document of transfer and delivery of physical possession of the "SCHEDULE" property in favour of the Purchaser Firm. It is further clarified that the Vendor hereby represents, warrants and assures the Purchaser Firm, and as such the Vendor has a good and valid title with power and authority to transfer the property agreed to and hereunder sold and hereby indemnified and hold harmless the Purchaser Firm against any charges, title, costs and claims of any nature and as such the property hereby sold is free from all encumbrances, lien, charges, attachment and lispendens whatsoever. The Vendor hereby assured the Purchaser Firm that at any subsequent stage, if it is detected that the property hereunder sold is subject matter of any pending litigation touching the title to the property, the Vendor shall compensate the Purchaser Firm for any loss or damages and undertake that the Vendor have acquired the "SCHEDULE" property by way of his purchase as recited above and also further declared, say and undertake that his vendor had good and marketable title to the property in question and mode of acquisition of title by way of successive inheritance more specifically recited in the title deed of the vendor and as such the vendor while in peaceful physical possession, having his good and marketable title thereto hereby and hereunder sold the Schedule Property in favour of the Purchaser Firm.

The Vendor further indemnified the Purchaser Firm as to any sort of foul play or ill design touching this transaction as well as mode of acquisition of title by the present Vendor, causing any sort of injury or

Continue....



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

16 NOV 2022

loss or losses to present Purchaser Firm, touching any question of the title thereto and in that event the Vendor shall be under legal obligation to make good and affirm further any sort of mistake or error came to the notice in any subsequent stage and to rectify all such mistake by way of execution and registration of a lawful Deed of Rectification or Modification in favour of the present Purchaser Firm, at the cost of the present vendor, if circumstances so demands. The physical possession of the "**SCHEDULE**" property hereby delivered in favour of the Purchaser Firm, simultaneous with handing over his Original Title Deed, Link Deeds and all other documents of title free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO
(Description of Property Hereunder Sold)

ALL THAT piece or parcel of land, measuring area 2.77 Decimals corresponding to 1 (One) Cotthas 10 (Ten) Chittacks 34 (Thirty Four) Square feet a little more or less, in Bengali measurement in C.S Dag No. 75, R.S & L.R Dag No. 65, R.S Khatian Nos. 305, 306 & 307, Corresponding to L.R Khatian Nos. 32, 153, 298, 485, 31, 345, 399 & 10 lying and situated in Mouza- **KALABERIA**, J.L. No. 30, Touzi No. C.S No.173 corresponding to R.S. Touzi No. 10, Re-Sa No: 52, Police Station- Rajarhat, within the limits of Rajarhat-Bishnupur No.1 Gram Panchayet, Addl. Sub Registration Office- Bidhannagar at present A.D.S.R Rajarhat, New Town, District: North 24 Parganas, with all sort of right of easement and hereditaments annexed thereto butted and bounded in the manner following :

PARTICULARS

L.R Khatian No.	L.R Dag No.	Nature of Land	Total Area of Dag	Share	Area of Sale
32	65	Sali	5 Decimal	0.0208	0.10 Decimal
153	65	Sali	5 Decimal	0.0521	0.26 Decimal

Continue....



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

16 NOV 2022

298	65	Sali	5 Decimal	0.0200	0.10 Decimal
485	65	Sali	5 Decimal	0.0834	0.41 Decimal
31	65	Sali	5 Decimal	0.0521	0.26 Decimal
345	65	Sali	5 Decimal	0.1388	0.69 Decimal
399	65	Sali	5 Decimal	0.1388	0.69 Decimal
10	65	Sali	5 Decimal	0.0522	0.26 Decimal
				Total	2.77 Decimal

One site plan is enclosed hereto showing the plot of land shown with RED border and that the said site plan shall be deemed to be a part of this Indenture.

ON THE NORTH : By land under R.S Dag No. 74.

ON THE SOUTH : By land under R.S Dag No. 95.

ON THE EAST : By land under R.S Dag No. 76.

ON THE WEST : By remaining land under R.S Dag No. 65 and thereafter R.S Dag No. 73.

Continue....



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

16 NOV 2022

IN WITNESS WHEREOF the Vendor hereto, set and subscribes his respective hand and seal on this Indenture, the day, month and year first above written.

SIGNED, SEALED & DELIVERED
BY THE VENDOR HERETO AT
SALT LAKE in the presence of :

1) Sumit Singh

2) Haseem Ali
Solat Katabar
VILL J. Jagachi
PO & 4 mi
PS newtown

Ramadhaz Tiwari

SIGNATURE OF THE VENDOR

Drafted by me :-

Krishna Das
Adv

Krishna Das
Advocate
Dist. Judge's Court Barasat
North 24 Parganas
Enrolment No. WB-1027/98





Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

6 NOV 2022

ACKNOWLEDGEMENT OF RECEIPT OF CONSIDERATION MONEY

RECEIVED from the within mentioned Purchaser Firm **GENESIS HEIGHTS LLP**, the within mentioned sum of **Rs. 9,75,000/- (Rupees Nine Lakh Seventy Five Thousand)** only as being the full and Final payment of Consideration Money as per Memo below :-

MEMO OF CONSIDERATION

a.	Paid by NEFT Date 31.08.2022 drawn on HDFC Bank, Salt Lake Branch, in favour of the Vendor.	Rs. 1,00,000/-
b.	Paid by Manager's Cheque No. 067390, Date 14.11.2022 drawn on HDFC Bank, Salt Lake Branch, in favour of the Vendor.	Rs. 8,75,000/-
GRAND TOTAL		Rs. 9,75,000/-

(Rupees Nine Lakh Seventy Five Thousand) only.

WITNESSES :

1. Sumit Singh

2. Hasem Ali

Ramadhur Tiwari
SIGNATURE OF THE VENDOR

Continue....



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

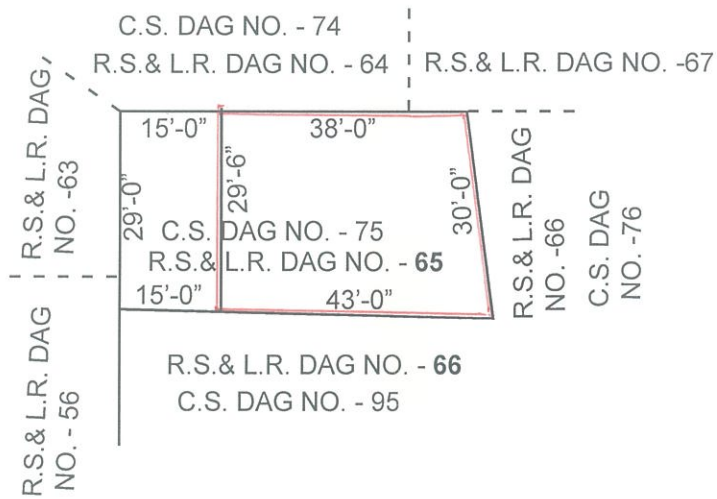
16 NOV 2022

SITE PLAN OF PART OF C.S. DAG NO.- 75, R.S.& L.R. DAG NO. - 65, AT MOUZA - KALABERIA. J.L. NO. - 30. R.S. NO. - 51,56, R.S. KHATIANNNO. - 305,306,307, L.R. KHATIAN NO. - 32,153,298,485,31,345,399,10, P.S. RAJARHAT, DIST. - NORTH 24 PARGANAS, UNDER RAJARHAT - BISHNUPUR 1 NO.GRAM PANCHAYET,

SCALE : -1"= 30'-0"



VENDOR ; - RAMADHAR TIWARI.



COLOUR	REFERENCE	AREA			
		DEC.	K.	CH	SFT.
	R.S. & L.R. DAG NO. - 65 (P)	2.77	01	10.	34

MORE OR LESS

Ramadhar Tiwari

VENDOR SIGNATURE.

Mijanur Biswas

COPIED BY :

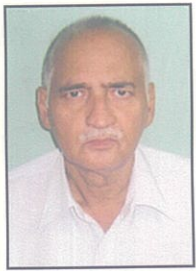





















for
MIJANUR BISWAS
 SURVEYER
 Surveyor & Building Planner
 REGD. No. - S160055
 RAJARHAT.
 Vill. Jagadishpur, P.S. Rajarhat
 Dist. - North 24 Parganas



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

16 NOV 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
 <i>Kamadhes Tiwari</i>					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
 <i>Kamadhes Tiwari</i>	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
Thumb	Fore	Middle	Ring	Little	
					
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
Thumb	Fore	Middle	Ring	Little	



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

16 NOV 2022



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



192022230175770541

GRN Details

GRN: 192022230175770541 Payment Mode: Online Payment
GRN Date: 16/11/2022 11:15:21 Bank/Gateway: HDFC Bank
BRN : 1950807261 BRN Date: 16/11/2022 11:18:18
GRIPS Payment ID: 161120222017577053 Payment Init. Date: 16/11/2022 11:15:21
Payment Status: Successful Payment Ref. No: 2003165838/4/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name: Genesis Heights LLp
Address: AD-169, Salt Lake, Sector-1 Kolkata, West Bengal, 700064
Mobile: 8900002200
Depositor Status: Buyer/Claimants
Query No: 2003165838
Applicant's Name: Mr SANJAY GUPTA
Identification No: 2003165838/4/2022
Remarks: Sale, Sale Document Payment No 4
Period From (dd/mm/yyyy): 16/11/2022
Period To (dd/mm/yyyy): 16/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003165838/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	29436
2	2003165838/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	9986
			Total	39422

IN WORDS: THIRTY NINE THOUSAND FOUR HUNDRED TWENTY TWO ONLY.



Additional District Sub Registrar,
Rajarhat, New Town, North 24-Pgs

16 NOV 2022

Major Information of the Deed

Deed No :	I-1523-18367/2022	Date of Registration	16/11/2022
Query No / Year	1523-2003165838/2022	Office where deed is registered	
Query Date	07/11/2022 3:08:38 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SANJAY GUPTA AD-169, Sector-1, Salt Lake City, Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, Mobile No. : 7890065955, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 9,75,000/-	Rs. 9,97,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 29,936/- (Article:23)	Rs. 9,986/- (Article:A(1), E)		
Remarks			




Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Kalaberia, JI No: 30, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-65 (RS :-)	LR-32	Bastu	Shali	0.1 Dec	35,199/-	36,000/-	
L3	LR-65 (RS :-)	LR-153	Bastu	Shali	0.26 Dec	91,516/-	93,600/-	
L4	LR-65 (RS :-)	LR-298	Bastu	Shali	0.1 Dec	35,199/-	36,000/-	
L5	LR-65 (RS :-)	LR-485	Bastu	Shali	0.41 Dec	1,44,314/-	1,47,600/-	
L6	LR-65 (RS :-)	LR-31	Bastu	Shali	0.26 Dec	91,516/-	93,600/-	
L7	LR-65 (RS :-)	LR-345	Bastu	Shali	0.69 Dec	2,42,870/-	2,48,400/-	
L8	LR-65 (RS :-)	LR-399	Bastu	Shali	0.69 Dec	2,42,870/-	2,48,400/-	
L9	LR-65 (RS :-)	LR-10	Bastu	Shali	0.26 Dec	91,516/-	93,600/-	
		TOTAL :			2.77Dec	9,75,000 /-	9,97,200 /-	
		Grand Total :			2.77Dec	9,75,000 /-	9,97,200 /-	



Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RAMADHAR TIWARI (Presentant) Son of Late Sant Bilash Tiwari Executed by: Self, Date of Execution: 16/11/2022 , Admitted by: Self, Date of Admission: 16/11/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	16/11/2022	LTI 16/11/2022	16/11/2022	
Khamar Shiv Tala, R B Park, City:- , P.O:- Rajarhat Bishnupur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: abxxxxxx9p, Aadhaar No: 68xxxxxxxx7236, Status :Individual, Executed by: Self, Date of Execution: 16/11/2022 , Admitted by: Self, Date of Admission: 16/11/2022 ,Place : Office				




Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GENESIS HEIGHTS LLP Dwarka Vedmani, AD_169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxxx2r,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SANJAY GUPTA Son of Mr Gopal Prasad Gupta Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx7q, Aadhaar No: 70xxxxxxxx7284 Status : Representative, Representative of : GENESIS HEIGHTS LLP (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUMIT SINHA Son of Late Sandip Sinha 171/B, APC Road, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004			
	16/11/2022	16/11/2022	16/11/2022
Identifier Of Mr RAMADHAR TIWARI,			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr RAMADHAR TIWARI	GENESIS HEIGHTS LLP-0.1 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr RAMADHAR TIWARI	GENESIS HEIGHTS LLP-0.26 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr RAMADHAR TIWARI	GENESIS HEIGHTS LLP-0.1 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr RAMADHAR TIWARI	GENESIS HEIGHTS LLP-0.41 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr RAMADHAR TIWARI	GENESIS HEIGHTS LLP-0.26 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr RAMADHAR TIWARI	GENESIS HEIGHTS LLP-0.69 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr RAMADHAR TIWARI	GENESIS HEIGHTS LLP-0.69 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr RAMADHAR TIWARI	GENESIS HEIGHTS LLP-0.26 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Kalaberia, JI No: 30, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 65, LR Khatian No:- 32	Owner: অরবিন্দ সিংহ, Gurdian: অবনী কুমার, Address: নিজ , Classification: শালি,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 65, LR Khatian No:- 153	Owner: জ্যারকণা সিংহ, Gurdian: অবনী কুমার, Address: নিজ , Classification: শালি, Area: 0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 65, LR Khatian No:- 298	Owner: মনীন্দ্র কুমার সিংহ, Gurdian: নিবারন চন্দ্র, Address: নিজ , Classification: শালি,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 65, LR Khatian No:- 485	Owner: সুনীল কুমার সিংহ, Gurdian: অমর নাথ, Address: নিজ , Classification: শালি, Area: 0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 65, LR Khatian No:- 31	Owner: অর্চনা ঘোষ, Gurdian: রবীন্দ্রনাথ, Address: নিজ , Classification: শালি,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 65, LR Khatian No:- 345	Owner: রবীন্দ্র কুমার সিংহ, Gurdian: নিবারন চন্দ্র, Address: নিজ , Classification: শালি, Area: 0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.



L8	LR Plot No:- 65, LR Khatian No:- 399	Owner:शरीर कुमर सिंह, Gurdian:निवारन चन्द्र, Address:निज , Classification:शालि, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 65, LR Khatian No:- 10	Owner:अरुणी दत्त, Gurdian:अमल , Address:निज , Classification:शालि,	Seller is not the recorded Owner as per Applicant.



On 09-11-2022

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 9,97,200/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 16-11-2022

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.

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

Presented for registration at 15:44 hrs on 16-11-2022, at the Office of the A.D.S.R. RAJARHAT by Mr RAMADHAR TIWARI ,Executant.

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

Execution is admitted on 16/11/2022 by Mr RAMADHAR TIWARI, Son of Late Sant Bilash Tiwari, Khamar Shiv Tala, R B Park, P.O: Rajarhat Bishnupur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Mr SUMIT SINHA, , , Son of Late Sandip Sinha, 171/B, APC Road, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,986.00/- (A(1) = Rs 9,972.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 9,986/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/11/2022 11:18AM with Govt. Ref. No: 192022230175770541 on 16-11-2022, Amount Rs: 9,986/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1950807261 on 16-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 29,936/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 29,436/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 1293, Amount: Rs.500.00/-, Date of Purchase: 07/11/2022, Vendor name: M Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/11/2022 11:18AM with Govt. Ref. No: 192022230175770541 on 16-11-2022, Amount Rs: 29,436/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1950807261 on 16-11-2022, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUMIT SINHA

SANDIP SINHA

21/06/1982

Permanent Account Number

BVUPS9074G

Sumit Sinha

Signature





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2022, Page from 701484 to 701506

being No 152318367 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.11.18 18:07:36 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2022/11/18 06:07:36 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)