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

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

11 MAR 2022

THIS INDENTURE made this the 11th day of March Two Thousand Twenty T.W.E. of the Christian Era ;

BETWEEN

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তার

31 AUG 2021
মূল্য

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ক্রেতার নাম ও মাং
স্ট্যাম্প ভেডার স্বাক্ষর
বিধান নং: সল্টলেক সিসি এ ডি এস আর. ও
মোট স্ট্যাম্প ক্রয় হাঃ
চালান মাং মোট কত টাকা বহিম
টেকারী-বারাকপুর, ভেডার-মিতা দত্ত

Genesis Plaza LLP
AD-169, Sec-I
Salt Lake City
Pincode - 700064

13 AUG 2021
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Additional District Sub-Registrar,
Rajarhat, New Town, North 24 Pgs

11 MAR 2022

[2]

[1] SMT. RINA GHOSH (Having PAN-ARVPG5310K and Aadhaar No: 3594 0763 5418), wife of Late Kali Prasad Ghosh, by Faith : Hindu, by Occupation : Housewife, by Nationality : Indian, and [2] SRI. DEBASISH GHOSH (Having PAN- AXLPG5884E and Aadhaar No: 2181 0250 0847), son of Late Kali Prasad Ghosh, by Faith : Hindu, by Occupation : Business, by Nationality : Indian, both residing at Kalaberia, Rajarhat-Bishnupur, Police Station : Rajarhat, District : North 24 Parganas, Kolkata – 700135, hereinafter jointly called and referred to as the "VENDORS" (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their legal heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

GENESIS PLAZA LLP, a Limited Liability Partnership Firm, incorporate and Registered Pursuant to Section 58(1) of the LLP Act, 2008, having LLP Identification Number – AAW-0011 (PAN – AAWFG4382P), 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 : ADRPG6327Q 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 OTHER PART.

WHEREAS a plot of land measuring 29 decimals under C.S. Khatian No: 121, Hal Khatian No. 127, corresponding to Khanda Khatian

Continue....



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

11 MAR 2022

Nos. 291 & 292, Sabek Dag No: 66, Hal Dag No. 70, having "Raiyot Dakhali Sattya Bisisto" right of jama Rs. 15.00 annas 14 and 7 pais, J.L. No: 30, Mouza - KALABERIA, Police Station - Rajarhat, District North 24 Parganas, having been jointly seized and possessed of by SRI KALA CHAND MITRA & SRI HARI PRASAD MITRA, both sons of Late Akhaya Kumar Mitra, by way of their "Khas Possession" having their "RAIYOTI" right, title and interest therein free from all encumbrances.

AND WHEREAS said "MITRA" brothers while in peaceful possession and enjoyment therein for their legal necessity jointly, under a "Bengali Kobala" dated 16.01.1967 registered at the office of the Sub-Registrar Cossipore Dum Dum, recorded in Book No: I, Volume No: 6, Pages from 163 to 165, being No: 222 for the year 1967, sold, transferred and conveyed 8 (Eight) Cottahs corresponding to 13 Decimals appertaining to Sabek Khatian No: 121, Hal Khatian No: 127, corresponding to Khanda Khatian Nos. 291 & 292, Sabek Dag No: 66, corresponding to Hal Dag No: 70 (Seventy), J.L. No: 30, Re-Sa No: 52, Touzi No: 173, Pargana- Kolikata, Mouza- KALABERIA, within the local limit of Rajarhat-Bishnupur No.1 Gram Panchayet, Police Station- Rajarhat, District North 24 Parganas, unto and in favour of SMT. MIRA DAS for the consideration therein contained free from all encumbrances, lien, charges, attachment and lispendens whatsoever.

AND WHEREAS said Smt. Mira Das, being so owned and possessed of the said plot of land by way of her purchase aforesaid, for her legal necessity under a Bengali Kobala dated 05.08.1986 registered at the office of the A.D.S.R. Bidhannagar, North 24 Parganas, recorded in Book No: I, Volume No: 120, Pages from 467 to 472, being No: 6316 for the year 1986 sold, transferred and conveyed her above purchased plot of measuring 13 (thirteen) Decimals of land under Sabek Dag No: 66, Hal Dag No: 70, Mouza- KALABERIA, more fully described in the Schedule of the said Bengali Kobala in favour of SRI KALI PRASAD GHOSH, SRI PRABHAT KUMAR GHOSH & SRI KIRAN CHANDRA GHOSH all sons of



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

11 MAR 2022

Late Bata Krishna Ghosh, for the consideration therein contained free from all encumbrances.

AND WHEREAS the above mentioned original owners, SRI KALA CHAND MITRA and SRI HARI PRASAD MITRA jointly under Bengali Kobala dated 16.01.1967 registered at the office of the Sub-Registrar, Cossipore Dum Dum, recorded in Book No: I, Volume No: 3, Pages from 245 to 248, being No: 223, for the year 1967 for their legal necessity sold, transferred and conveyed their remaining 9 (Nine) Cottahs 2 (Two) Chittacks corresponding to .1510 Satak (Decimals) under said Sabek Dag No: 66, corresponding to Hal Dag No: 70, J.L. No: 33, Mouza- KALABERIA, more fully described in the Schedule of the said Bengali Kobala dated 16.01.1967 unto and in favour of SMT. ASHA LATA MANNA for the consideration therein contained free from all encumbrances, lien, charges, attachment and lispendens whatsoever.

AND WHEREAS Smt. Ashalata Manna, while in peaceful physical possession and enjoyment in her above purchased plot of land for her legal necessity by a Bengali Kobala dated, 05.08.1986 registered at the office of the A.D.S.R. Bidhannagar, North 24 Parganas, recorded in Book No: I, Volume No: 120, Pages from 473 to 478, being No: 6317 for the year 1986, sold, transferred and conveyed her above purchased plot of land measuring 16 (Sixteen) decimals, under Sabek Dag No: 66, Hal Dag No: 70, Mouza- KALABERIA, more fully described in the Schedule of the said Bengali Kobala in favour of said SRI KALI PRASAD GHOSH, SRI PRABHAT KUMAR GHOSH and SRI KIRAN CHANDRA GHOSH, all sons of Late Bata Krishna Ghosh, for the consideration therein contained free from all encumbrances.

AND WHEREAS while the said Kali Prasad Ghosh, Sri Prabhat Kumar Ghosh & Sri Kiran Chandra Ghosh jointly seized and possessed of their above purchased 29 (Twenty Nine) decimals of land for their legal necessity by an Indenture dated, 1st day of August, 2003 registered at the office of the A.D.S.R., Bidhannagar, (Salt Lake) in Book No.1, Volume

Continue....



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

11 MAR 2022

No. 509, recorded in Pages 73 to 85, being No. 08997 for the year 2003, jointly sold, transferred and conveyed an area of land measuring 1 (One) decimal equivalent to 9 (Nine) Chittack 30 (Thirty) Square feet a little more or less under Dag No. 70 out of their above purchased land in favour of "HARIYANA SHIKSHA KENDRA", a registered Society under W.B Societies Registration Act, 1961 having Registration No. S/77297 of 1994-1995 having its Registered office at "Hariyana Bhawan" 40A, Vivekananda Road, Kolkata- 700007, keeping 28 (Twenty Eight) decimals of land under their khas possession and enjoyment free from all encumbrances.

AND WHEREAS, the said Kali Prasad Ghosh, Sri Prabhat Kumar Ghosh & Sri Kiran Chandra Ghosh by and indenture dated 1st day of August, 2003 registered at the office of the A.D.S.R. Bidhangaar (Salt Lake) being No. 08999 for the year 2003 purchased a plot of land measuring 1 (One) Decimal equivalent to 9 (Nine) Chhitacks 30 (Thirty) Square feet a little more or less in R.S Dag No. 60, Mouza – Kalaberia, J.L. NO. 30, Police Station : Rajarhat, District : North 24 Parganas from "HARIYANA SHIKSHAKENDRA" a Society Register under West Bengal Societies Act, 1962, having Registration No. S/77297 for the consideration therein contained and that the said vendor "HARIYANA SHIKSHAKENDRA" had acquired its right, title, interest therein under and Indenture dated 16/07/2003 Being No. 9000 for the year 2003, registered at the office of the A.D.S.R. Bidhannagar (Salt Lake), executed by Sri Gautam Kumar Das for the consideration therein contained free for all encumbrances.

AND WHEREAS the said Purchasers SRI KALI PRASAD GHOSH, SRI PRABHAT KUMAR GHOSH and SRI KIRAN CHANDRA GHOSH, jointly under three independent Deed of Sale executed by SMT. MIRA DAS, SMT. ASHALATA MANNA & HARIYANA SHIKSHAKENDRA have acquired their right, title and interest in the manner aforesaid in respect of 28 Decimals of land under Dag No. 70 and 1 Decimal of land under Dag No. 60 aggregating 29 Decimals, corresponding to 17 (Seventeen)

Continue....



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

13 MAR 2022

Cotthas 8 (Eight) Chittacks 32.4 (Thirty Two Point Four) Square feet in its entirety Hal Dag Nos. 70 & 60 in Bengali measurement, in its entirety of land under Sabek Dag No : 66, Hal Dag No : 70, C.S. Khatian No: 121, Hal Khatian No: 127, corresponding to Khanda Khatian Nos. 291 & 292, J.L. No: 30, Mouza- KALABERIA, within the local limit of Rajarhat-Bishnupur No.I Gram Panchayet, Police Station- Rajarhat, District North 24 Parganas, more fully described in the FIRST SCHEDULE hereunder written and have been in joint and ejmal possession therein free from all encumbrances.

AND WHEREAS, while the said three "Ghosh Brothers", had been in joint physical possession and enjoyment in their above purchased 28 (Twenty Eight) decimals of land under dag No. 70 and 1 (One) Decimal of land under Dag No. 60 aggregating 29 (twenty nine) decimals described in the FIRST SCHEDULE hereunder in ejmal, and in or about early 1990 they being felt inconveniences in their ejmal possession and enjoyment, unanimously decided to make an amicable partition for their peaceful possession and enjoyment, they accordingly made an amicable oral partition of the "FIRST SCHEDULE" property in three separate and independent "LOTS" under mutual arrangement and in terms of the said amicable partition, SRI. KALI PRASAD GHOSH, was allotted 09.66 (Nine Point Six Six) decimals of land in R.S. & L.R Dag No. 70 & 60 i.e. 9.33 (Nine Point Three Three) Decimals in Dag No. 70 and 0.33 Decimals of land in Dag No. 60, both in LOT-NO:"A", SRI PRABHAT KUMAR GHOSH, was equally allotted 09.66 (Nine Point Six Six) decimals of land in R.S. & L.R Dag No. 70 & 60 i.e. 9.33 (Nine Point Three Three) Decimals in Dag No. 70 and 0.33 Decimals of land in Dag No. 60, both in LOT-NO:"B", and SRI KIRAN CHANDRA GHOSH was allotted 9.68 (Nine Point Six Eight) decimals of land in R.S. & L.R Dag No. 70 & 60 i.e. 9.34 (Nine Point Three Four) Decimals in Dag No. 70 and 0.34 Decimals of land in R.S & L.R Dag No. 60 in LOT-NO:"C" with specific demarcation and in terms of said oral amicable partition, the L.R.R.O.R was prepared in accordance with their respective share therein and the said L.R.R.O.R has been finally published free from all encumbrances.

Continue....



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

11 MAR 2022

AND WHEREAS, while said Kali Prasad Ghosh had been in peaceful physical possession and enjoyment in his demarcated plot of land measuring 9.66 (Nine Point Six Six) decimals i.e. 9.33 (Nine Point Three Three) Decimals under R.S. & L.R Dag No. 70 and 0.33 (Zero Point Three Three) Decimal under R.S & L.R Dag No. 60 described in the **SECOND SCHEDULE** hereto, and that said Kali Prasad Ghosh had died intestate on **27.11.2011** leaving his widow Smt. Rina Ghosh & only son Sri. Debasish Ghosh the Vendors herein, as his legal heirs and successors, who jointly stepped into his shoes, in accordance with the order of Hindu Law of Succession 1956, and have been in peaceful physical possession and enjoyment in the said plot of land measuring 9.66 (Nine Point Six Six) decimals hereinabove stated free from all encumbrances.

AND WHEREAS the Vendors by virtue of their Lawful inheritance as aforesaid are now jointly seized and possessed of or otherwise well and sufficiently entitled to the said plot of land measuring 9.66 (Nine Point Six Six) Decimals, and hereditaments in fee simple thereto free from all encumbrances, lien, charges and attachment whatsoever, having their every right to transfer and for their acute Legal necessity jointly decided to sell or transfer the "**SECOND SCHEDULE**" property being part of the "**FIRST SCHEDULE**" property and looking for intending buyer or buyers, and the purchaser, Partnership Firm being so informed approached the Vendors through its authorized Partner, **SRI SANJAY GUPTA**, and upon bi-lateral talk the Vendors, have jointly agreed with the Purchaser for absolute sale of the said plot of land more fully described in the **SECOND SCHEDULE** hereunder written free from all encumbrances, lien, charges, attachments and lispendens whatsoever at or for the agreed sum of **Rs.40,93,833/- (Rupees Forty Lakh Ninety Three Thousand Eight Hundred Thirty Three)** only free from all encumbrances.

AND ALSO WHEREAS the Purchaser Firm now called upon the Vendors to execute and register a proper Deed of Conveyance in favour

Continue....



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

11 MAR 2022

of the Purchaser Firm in respect of the property described in the SECOND SCHEDULE hereto at a consideration of Rs.40,93,833/- (Rupees Forty Lakh Ninety Three Thousand Eight Hundred Thirty Three) 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.40,93,833/- (Rupees Forty Lakh Ninety Three Thousand Eight Hundred Thirty Three) only of true and lawful money of the Union of India in hand well and truly paid to the Vendors 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 vendors 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 9.66 (Nine Point Six Six) Decimals a little more or less, lying and situated at and being in Mouza-KALABERIA, J.L. No. 30, Touzi No. 173, Sabek Dag No: 66, corresponding to part of Hal Dag No: 70, area 9.33 (Nine Point Three Three) Decimals, C.S. Khatian No: 121, Hal Khatian No: 127 and 0.33 (Zero Point Three Three) Decimals in R.S & L.R Dag No. 60, aggregating 9.66 (Nine Point Six Six) decimals both under L.R. Khatian No: 86 stands in the name of the predecessor-in-title of the Vendors, Kali Prasad Ghosh, now deceased, 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 SECOND 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

Continue....



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

11 MAR 2022

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 Vendors 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 Vendors or any person or persons from whom the Vendors may procure the same without any action and TO HAVE AND TO HOLD the said 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 vendors Jointly and Severally hereby covenant and agreed with the purchaser Firm had NOTWITHSTANDING any act, deed, matter or thing whatsoever, by the vendors or by any of its predecessors-in-title, made, done, committed or executed or knowingly suffered to the contrary the vendors, now hath in themselves 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 lispens 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 Vendors or any person or persons lawfully or equitably claiming through under or in trust for them AND that free and clear freely and clearly and

Continue....



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

11 MAR 2022

absolutely acquitted, exonerated and discharged from or by the Vendors 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 Vendors and bind themselves 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 Vendors to grant, transfer, sell, convey, assign and assure the said property in favour of the Purchaser Firm in the manner aforesaid.

AND FURTHER that the Vendors 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 them 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 SECOND SCHEDULE property hereby sold is hereby delivered unto and in favour of the Purchaser Firm free from all encumbrances. All original title deeds and other documents of title to the property containing land of other Co-Sharers, could not be delivered unto the Purchaser Firm on this day, as all those originals are lying with Sri. Kiran Chandra Ghosh, one of the Co-Sharers of the present vendors, however the same is free from all encumbrances, lien and charges whatsoever. The Vendors further undertakes that they shall have no objection in case of recording and/or mutating the name of the Purchaser

Continue....



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

11-MAR 2022

3

Firm in respect of the SECOND SCHEDULE property 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 and structure hereby sold by virtue of this Deed of Conveyance. **AND FURTHER** the "SECOND SCHEDULE" property owned and possessed by the Vendors jointly, 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 Vendors 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 Vendors for acquisition of the said property or any part or portion thereof under the Land Acquisition Act, 1894 or under any other acts for the time being in force and that the Vendors 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 "SECOND 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 "SECOND SCHEDULE" property and there is no order of injunction in any form against the Vendors in the matter of executing any document of transfer and delivery of physical possession of the "SECOND SCHEDULE" property in favour of the Purchaser Firm. It is further clarified that the Vendors are hereby represents, warrants and assures the Purchaser Firm, and as such the Vendors have 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

Continue....



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

11 MAR 2022

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 Vendors 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 Vendors shall compensate the Purchaser Firm for any loss or damages and undertake that the Vendors have acquired the "SECOND SCHEDULE" property by way of their inheritance as recited above and also further declared, say and undertake that their predecessor-in-title "Kali Prasad Ghosh" left no other legal heirs and successor, save and except the present vendors, and the present L.R.R.O.R. in respect of the "SECOND SCHEDULE" property stands in his name, and the Vendors have been paying rent to the State of West Bengal in respect of their share, as such the "SECOND SCHEDULE" property hereby sold under and by virtue of this Indenture, while the Vendors are in ejmal and demarcated physical possession and enjoyment therein.

The Vendors 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 vendors, causing any sort of injury or loss or losses to present Purchaser Firm, touching any question of the title thereto and in that event the Vendors 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 Purchaser Firm, if circumstances so demands. The physical possession of the "SECOND SCHEDULE" property hereby delivered in favour of the Purchaser firm, simultaneous with handing over Xerox copies of all title deeds and all other documents of title free from all encumbrances.



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

11 MAR 2022

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of Total Property of Three Ghosh Brothers)

ALL THAT piece or parcel of land, measuring area 29 (Twenty Nine) Decimals equivalent to 17 (Seventeen) Cotthas 8 (Eight) Chittacks 32.4 (Thirty Two Point Four) Square feet a little more or less in Bengali measurement more particularly 28 (Twenty Eight) Decimals of Sali Land under R.S & L.R Dag No. 70 and 1 (One) Decimal of Danga Land under R.S. & L.R Dag No. 60, aggregating 29 (Twenty Nine) Decimals, lying and situated in Mouza- **KALABERIA**, J.L. No. 30, Touzi No. 173, Sabek Dag No: 66 (Sixty Six), corresponding to Hal Dag No: 70 (Seventy) and R.S & L.R Dag No. 60, C.S. Khatian No: 121, Hal Khatian No: 127, corresponding to Khanda Khatian Nos: 291 & 292, L.R. Khatian Nos: 86, 88 & 228, Police Station- Rajarhat, within the limits of Rajarhat-Bishnupur No.I 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 :

- ON THE NORTH** : By R.S & L.R Dag Nos. 72 & 73;
- ON THE SOUTH** : By 14' feet wide common passage & part of R.S & L.R Dag No. 60;
- ON THE EAST** : By R.S & L.R Dag Nos. 69 & 74;
- ON THE WEST** : By 14' feet wide common passage & R.S & L.R Dag No. 71;

THE SECOND SCHEDULE ABOVE REFERRED TO
(Land hereunder Sold and Conveyed)

ALL THAT piece or parcel of land, measuring area 9.66 (Nine Point Six Six) Decimals i.e. 9.33 (Nine Point Three Three) decimals of Sali Land

Continue....



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

11-MAR 2022

under R.S & L.R Dag No. 70 and 0.33 (Zero Point Three Three) decimal of Danga Land under R.S & L.R Dag No.60 altogether lying and situated in Mouza- KALABERIA, J.L. No. 30, Touzi No. 173, Sabek Dag No: 66 (Sixty Six), corresponding to Hal Dag No: 70 (Seventy) and R.S & L.R Dag No. 60, C.S. Khatian No: 121, Hal Khatian No: 127, corresponding to Khanda Khatian Nos: 291 & 292, L.R. Khatian No: 86, Police Station- Rajarhat, within the limit of Rajarhat-Bishnupur No.I 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 heriditaments thereto annexed and delineated in map or plan (LOT- 'A') annexed hereto and marked with "Red" border, butted and bounded in the manner following :

- ON THE NORTH : By R.S & L.R Dag No. 70 (P) & 72;
- ON THE SOUTH : By 14' feet wide common passage & part of R.S & L.R Dag Nos. 60(P) & 70 (P);
- ON THE EAST : By R.S & L.R Dag Nos.60 (P) & 69;
- ON THE WEST : By 14' feet wide common passage & R.S/L.R. Dag Nos. 60 (P) & 71;



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

11 MAR 2022



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

SIGNED, SEALED & DELIVERED
BY THE VENDORS HERETO AT
KOLKATA in the presence of :

1) Sumit Singh
S/o. Late Sandip Singh
171/B, A.P.C. Road
P.O. - Shyambozar,
P.S. - Shyampurkor
Pin - 700004

1) Rina Shook

2) Ashis Bagui
S/o. - Sri Tarapada Bagui
H/E-9, Bagmati,
Baguipara, Kolkata-700159

2) Debarish Ghosh

SIGNATURE OF THE VENDORS

Drafted by me.


ADVOCATE,

Enrolment No: WB/1027/98

Krishna Das

Advocate

Barasat Judge's Court
Enrolment No. WB-1027/98

Continue....



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

11 MAR 2022

ACKNOWLEDGEMENT OF RECEIPT OF THE CONSIDERATION MONEY

RECEIVED from the within mentioned Purchaser **GENESIS PLAZA LLP**, the within mentioned sum of **Rs.40,93,833/- (Rupees Forty Lakh Ninety Three Thousand Eight Hundred Thirty Three)** only as being the full and Final payment of Consideration Money as per Memo below :-

MEMO OF CONSIDERATION

a.	Paid by RTGS, Date 11.03.2022 drawn on HDFC Bank, in favour of Smt. Rina Ghosh.	Rs. 20,46,917/-
b.	Paid by RTGS, Date 11.03.2022 drawn on HDFC Bank, in favour of Sri. Debasish Ghosh.	Rs. 20,46,916/-
GRAND TOTAL		Rs. 40,93,833/-

(Rupees Forty Lakh Ninety Three Thousand Eight Hundred Thirty Three) only.

WITNESSES :

1. Sumit Singh

2. Ashis Bagui

1] Rina Ghosh

2] Debasish Ghosh

SIGNATURE OF THE VENDORS



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

19 MAR 2022

SITE PLAN OF LAND OF R. S. & L. R. DAG NOS. - 60 (P) & 70 (P), MOUZA - KALABERIA, J.L. NO. - 30, R.S. NO. - 52, C. S. KH. - 121, HAL KHATIAN - 127, CORRESPONDING KHANDA KHATIAN NOS. - 291, 292, L. R. KHATIAN NO.-86, TOUZI NO. - 173, HAL - 10, P.S. - RAJARHAT, DIST - NORTH 24 PARGANAS.

SCALE 1" = N.T.S.

VENDORS - 1. SMT. RINA GHOSH
2. SRI DEBASISH GHOSH



Rina Ghosh
 Debasish Ghosh

REFERENCE

COL- OUR	R. S. & L. R. DAG NOS.	AREA
		DEC.
	60 (PART)	0.33
	70 (PART)	9.33
TOTAL AREA (M&L)		9.66

AS PER RECORDED AREA

COPIED BY *N. Islam*
N. Islam
 Surveyor Kolkata-700035
 Regd. No. - 11119

SIGNATURE OF VENDORS



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

নবীন সরকার
অতিরিক্ত উপ-রেজিস্ট্রার
১১-০৩-২০২২
১১১১-১১১১

11 MAR 2022

১৭

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
 <i>Rth</i>					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
	 <i>Deb</i>	LEFT HAND			
Little		Ring	Middle	Fore	Thumb
					
RIGHT HAND					
Thumb		Fore	Middle	Ring	Little
					
 <i>A</i>	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					



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

11 MAR 2022



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

GRN Details

GRN: 192021220203105871 Payment Mode: Online Payment
GRN Date: 11/03/2022 11:02:13 Bank/Gateway: HDFC Bank
BRN : 1734039795 BRN Date: 11/03/2022 11:03:33
Payment Status: Successful Payment Ref. No: 2000767779/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Genesis Plaza LLP
Address: AD-169, Salt lake, Sec-1 Kolkata-700064
Mobile: 9331018602
Depositor Status: Buyer/Claimants
Query No: 2000767779
Applicant's Name: Mr Sanjay Gupta
Identification No: 2000767779/5/2022
Remarks: Sale, Sale Document Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000767779/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	156012
2	2000767779/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	52178
Total				208190

IN WORDS: TWO LAKH EIGHT THOUSAND ONE HUNDRED NINETY ONLY.



Major Information of the Deed

Deed No :	I-1523-04699/2022	Date of Registration	11/03/2022
Query No / Year	1523-2000767779/2022	Office where deed is registered	
Query Date	09/03/2022 2:40:31 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sanjay Gupta AD-169, Salt Lake City, Sector-I, Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9932023029, 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. 40,93,833/-	Rs. 52,16,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,56,512/- (Article:23)	Rs. 52,178/- (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-70 (RS :-)	LR-86	Bastu	Shali	9.33 Dec	39,53,982/-	50,38,200/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L2	LR-60 (RS :-)	LR-86	Bastu	Danga	0.33 Dec	1,39,851/-	1,78,200/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
		TOTAL :			9.66Dec	40,93,833 /-	52,16,400 /-	
	Grand Total :				9.66Dec	40,93,833 /-	52,16,400 /-	



Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs RINA GHOSH Wife of Late Kali Prasad Ghosh Executed by: Self, Date of Execution: 11/03/2022 , Admitted by: Self, Date of Admission: 11/03/2022 ,Place : Office			
	11/03/2022	LTI 11/03/2022		11/03/2022
Kalaberia, City:- , P.O:- Bishnupur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx0K, Aadhaar No: 35xxxxxxxx5418, Status :Individual, Executed by: Self, Date of Execution: 11/03/2022 , Admitted by: Self, Date of Admission: 11/03/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr DEBASISH GHOSH (Presentant) Son of Late Kali Prasad Ghosh Executed by: Self, Date of Execution: 11/03/2022 , Admitted by: Self, Date of Admission: 11/03/2022 ,Place : Office			
	11/03/2022	LTI 11/03/2022		11/03/2022
Kalaberia, City:- , P.O:- 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.:: AXxxxxxx4E, Aadhaar No: 21xxxxxxxx0847, Status :Individual, Executed by: Self, Date of Execution: 11/03/2022 , Admitted by: Self, Date of Admission: 11/03/2022 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GENESIS PLAZA 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.:: AAxxxxxx2P,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 AD-169, Salt Lake City, Sector-1, 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 PLAZA 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			Sumit Sinha
	11/03/2022	11/03/2022	11/03/2022
Identifier Of Mrs RINA GHOSH, Mr DEBASISH GHOSH,			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs RINA GHOSH	GENESIS PLAZA LLP-4.665 Dec
2	Mr DEBASISH GHOSH	GENESIS PLAZA LLP-4.665 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs RINA GHOSH	GENESIS PLAZA LLP-0.165 Dec
2	Mr DEBASISH GHOSH	GENESIS PLAZA LLP-0.165 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:- 70, LR Khatian No:- 86	Owner: কালীপ্রসাদ ঘোষ, Gurdian: বটকুঞ্চ, Address: নিজ Classification: শালি, Area: 0.09000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 60, LR Khatian No:- 86	Owner: কালীপ্রসাদ ঘোষ, Gurdian: বটকুঞ্চ, Address: নিজ Classification: ডাঙ্গা, Area: 0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.



On 10-03-2022

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 52,16,400/-



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

On 11-03-2022

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 18:21 hrs on 11-03-2022, at the Office of the A.D.S.R. RAJARHAT by Mr DEBASISH GHOSH , one of the Executants.

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

Execution is admitted on 11/03/2022 by 1. Mrs RINA GHOSH, Wife of Late Kali Prasad Ghosh, Kalaberia, P.O: Bishnupur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 2. Mr DEBASISH GHOSH, Son of Late Kali Prasad Ghosh, Kalaberia, P.O: 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 52,178/- (A(?) = Rs 52,164/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 52,178/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/03/2022 11:04AM with Govt. Ref. No: 192021220203105871 on 11-03-2022, Amount Rs: 52,178/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1734039795 on 11-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,56,512/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 1,56,012/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7047, Amount: Rs.500/-, Date of Purchase: 31/08/2021, Vendor name: Mita Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/03/2022 11:04AM with Govt. Ref. No: 192021220203105871 on 11-03-2022, Amount Rs: 1,56,012/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1734039795 on 11-03-2022, 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





To
श्रीमती रीना
RINA GHOSH
RAJAR HAT BDO NUPUR
Kabhena
Rajshahi Dohroper
North Twenty Four Parganas
West Bengal 700135



आपका आधार संख्या / Your Aadhaar No. :

3594 0763 5418

आधार - साधारण मानुषेण अधिकार



आधार - साधारण मानुषेण अधिकार

Rina Ghosh





ভারত সরকার
Unique Identification Authority of India
Government of India

অধিবাসকের আইডি / Enrollment No. : 110870224/00486

To
Debasish Ghosh
দেবশীষ ঘোষ
B/D Kaliprasad Ghosh
Mitra Bari
Kalaberia
Rajarhat Bishnupur, Rajarhat, North 24 Parganas,
West Bengal - 700135
9830392973

KA447309412FH
44730941



আপনার আধার সংখ্যা / Your Aadhaar No. :

2181 0250 0847

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India

দেবশীষ ঘোষ
Debasish Ghosh
পিতা: কালপ্রসাদ ঘোষ
Father: KALIPRASAD GHOSH

জন্ম তারিখ / DOB: 23/12/1989
সুস্থ / Male

2181 0250 0847

আমার আধার, আমার পরিচয়

Debasish Ghosh



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAWFG4382P



नाम Name
GENESIS PLAZA LLP

दिनांक / कार्याची तारीख
Date of Introduction/Issuance
31/01/2011

142099



आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA


स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AD RPG6327Q

नाम
Name
SANJAY GUPTA

पिता का नाम / Father's Name
GOPAL PRASAD GUPTA

जन्म की तारीख / Date of Birth
12/01/1973


हस्ताक्षर / Signature



00000017

इस कार्ड को खोले / कोई नुकसान हुआ तो इसे तुरंत रिपोर्ट करें।
 If this card is lost / someone's lost card is found, please inform / return to:
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 Plot No. 341, Survey No. 9978,
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 Pune - 411 016.
 Tel: 91-20-2721 8088, Fax: 91-20-2721 8081
 e-mail: paninfo@nsdl.com


भारत सरकार
GOVERNMENT OF INDIA


संजय गुप्त
Sanjay Gupta
जन्म तिथि/DOB: 12/01/1973
लिंग/ GENDER: MALE

7089 5093 7284
VID - 9195.9465.4480.0267

MERA AADHAAR, MERI PEHCHAN


भारतीय पहचान प्रमाण-आधार
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पतेना:
आप/स: गोपाल प्रसाद गुप्त, एडी 169, नरदेव
सेक्टर 1, बिहाननगर (एम), उत्तर 24 पारगना,
पश्चिम बंग - 700064

Address:
S/O: Gopal Prasad Gupta, AD 169,
SALT LAKE SECTOR 1, Bidhannagar(M),
North 24 Parganas,
West Bengal - 700064

डाउनलोड तिथि: 19/12/2018

Generation Date: 17/03/2015



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Bangalore-560 001

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भारत सरकार
Government of India

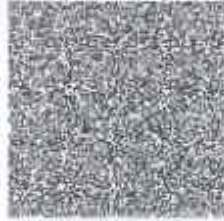
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0647/00025/85402

Download Date: 18/07/2021

To
Sumit Sinha
171/B
ACHARYA PRAFULLA CHANDRA ROAD
Shyambazar Mail S.O
Kolkata West Bengal - 700004
7439501594

Issue Date: 13/07/2021



आपका आधार क्रमांक / Your Aadhaar No. :

8321 1432 1920

VID : 9195 6356 5843 4275

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 18/07/2021



Sumit Sinha
Date of Birth/DOB: 21/06/1982
Male/ MALE

Issue Date: 13/07/2021

8321 1432 1920

VID : 9195 6356 5843 4275

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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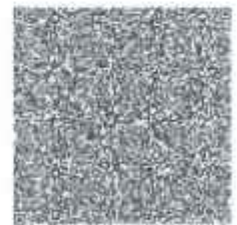
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Address:
171/B, ACHARYA PRAFULLA CHANDRA
ROAD, Shyambazar Mail S.O, Kolkata,
West Bengal - 700004



8321 1432 1920

VID : 9195 6356 5843 4275

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Sumit Sinha

9





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2022, Page from 202179 to 202208
being No 152304699 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.03.17 11:07:03 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2022/03/17 11:07:03 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.



(This document is digitally signed.)