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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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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.

*[Signature]*

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

11 MAR 2022

THIS INDENTURE made this the 11<sup>th</sup> day of March, Two Thousand Twenty Two of the Christian Era ;

BETWEEN

সং- 7246 তারিখ

31 AUG 2021  
মূল্য

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জেতার নাম ও মাং  
স্ট্যাম্প ভেতাব স্থান  
বিধান নং (সল্টলেক সিটি) এ ডি.এস.আর.ও  
:মাট স্ট্যাম্প ক্রয় তাং  
চালান নং মোট কত টাকা খরিদ  
ড্রেজারী-বারাকপুর, ভেতার-মিতা দত্ত

Sainath Appartment LLP  
AD-169, Sec-I  
Salt Lake City  
Pincode - 700064

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

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[ 2 ]

SRI KIRAN GHOSH alias SRI KIRAN CHANDRA GHOSH (Having PAN- AYRPG5040P and Aadhaar No: 4526 6206 2456), son of Late Bata Krishna Ghosh, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at Ghosh Para, Kalaberia, Post Office- Rajarhat-Bishnupur, Police Station- Rajarhat, District : North 24 Parganas, Kolkata- 700 135, 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 ONE PART.

A N D

SAINATH APPARTMENT LLP, a Limited Liability Partnership Firm, incorporate and Registered Pursuant to Section 58(1) of the LLP Act, 2008, having LLP Identification Number – AAW-3071 (PAN – AEKFS1347A), 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 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.

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Additional District Sub-Registrar,  
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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 Late Bata Krishna Ghosh, for the consideration therein contained free from all encumbrances.

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**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: 1, 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: 1, 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 and Indenture dated, 1<sup>st</sup> day of August, 2003 registered at the office of the A.D.S.R., Bidhannagar, (Salt Lake) in Book No.1, Volume No. 509, recorded in Pages 73 to 85, being No. 08997 for the year 2003, jointly sold, transferred and conveyed an area

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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 an indenture dated 1<sup>st</sup> 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) Cotthas 8 (Eight) Chittacks 32.4 (Thirty Two Point Four) Square feet in



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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



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therein and the said L.R.R.O.R has been finally published free from all encumbrances.

AND WHEREAS, while said Kiran Chandra Ghosh had been in peaceful physical possession and enjoyment in his demarcated plot of land measuring 9.68 (Nine Point Six Eight) decimals i.e. 9.34 (Nine Point Three Four) Decimals under R.S. & L.R Dag No. 70 and 0.34 (Zero Point Three Four) Decimal under R.S & L.R Dag No. 60 described in the SECOND SCHEDULE hereto.

AND WHEREAS by virtue of his Lawful purchase with his other two brothers as aforesaid the vendor, Kiran Chandra Ghosh his now seized and possessed of or otherwise well and sufficiently entitled to the said plot of land measuring 9.68 (Nine Point Six Eight) Decimals, and hereditaments in fee simple thereto free from all encumbrances, lien, charges and attachment whatsoever, having his every right to transfer and for his acute Legal necessity 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 Vendor through its authorized Partner, SRI SANJAY GUPTA, and upon bi-lateral talk the Vendor, has 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 lispensens whatsoever at or for the agreed sum of Rs. 40,93,834/- (Rupees Forty Lakh Ninety Three Thousand Eight Hundred Thirty Four) only free from all encumbrances.

AND ALSO WHEREAS the Purchaser Firm now 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 SECOND SCHEDULE hereto at a consideration of Rs. 40,93,834/- (Rupees Forty Lakh Ninety Three Thousand Eight Hundred Thirty

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Four) 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. 40,93,834/- (Rupees Forty Lakh Ninety Three Thousand Eight Hundred Thirty Four) only of true and lawful 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 vendor 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 9.68 (Nine Point Six Eight) 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 9.34 (Nine Point Three Four) Decimals, C.S. Khatian No: 121, Hal Khatian No: 127 and 0.34 (Zero Point Three Four) Decimals in R.S & L.R Dag No. 60, both under L.R. Khatian No: 88 stands in the name of the present vendor, 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 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

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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 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 any of his Transferors, 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,

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charges and encumbrances, whatsoever, creates, made, done, occasioned or suffered by the Vendor 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.

**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 **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 in respect of the First Schedule Property all along lying under the custody of the present vendor is hereby handed over and delivered unto and in favour the present Purchaser Firm, as the remaining part of the "**First Schedule**" Property owned by other two brothers (now deceased) of the present vendor has also been transferred by their legal heirs and successors in favour of two other allied concern of the present purchaser and as such there no legal bar to handover all the original title deeds in respect of the "**First Schedule**" Property in favour of the

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Present Purchaser Firm free from all encumbrances. The Vendor further undertake that he shall have no objection in case of recording and/or mutating the name of the present Purchaser 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 Vendor, in the manner recited hereinabove, and that 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 of 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 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 "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 Vendor in the matter of executing any document of transfer and delivery of physical possession of the "SECOND SCHEDULE" property in favour



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of the Purchaser Firm. It is further clarified that the Vendor is hereby represents, warrants and assures the Purchaser Firm, that the Vendor 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 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 has acquired the "SECOND SCHEDULE" property by way of his purchase as recited above and the present L.R.R.O.R. in respect of the "SECOND SCHEDULE" property stands in the name of the present vendor and the vendor have been paying rent to the State of West Bengal in respect of his share, as such the "SECOND SCHEDULE" property hereby sold under and by virtue of this Indenture, while the Vendor is in well demarcated physical possession and enjoyment therein by virtue of the amicable partition recited hereinabove.

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 loss or losses to present Purchaser Firm, touching any question of 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 Purchaser Firm, if circumstances so demands. The physical possession of the "SECOND SCHEDULE" property hereby delivered in



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favour of the Purchaser firm, simultaneous with handing over of all original title deeds and all other documents of title in favour of the present purchaser Firm free from all encumbrances.

**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.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 :

**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;

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

**ALL THAT** piece or parcel of land, measuring area 9.68 (Nine Point Six Eight) Decimals i.e. 9.34 (Nine Point Three Four) decimals of Sali Land under R.S & L.R Dag No. 70 and 0.34 (Zero Point Three Four) decimal of Danga Land under R.S & L.R Dag No. 60 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: 88, 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-'C') annexed hereto and marked with "Red" border, butted and bounded in the manner following :

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

Handwritten text in the top right corner, possibly a date or reference number.



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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 VENDOR HERETO AT  
KOLKATA in the presence of :

1) Sumit Sinha  
S/o. Late Sandip Sinha  
171/B, A.P.C. Road  
P.O. - Shyam bazar, P.S. - Sujam  
- pukur, Pin - 700004

Kiran Ghosh  
alias

Kiran Chandra Ghosh

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

\_\_\_\_\_  
SIGNATURE OF THE VENDOR

Drafted by me.

*Krishna Das*

ADVOCATE,

Enrolment No: WB/1027/98

Krishna Das

Advocate

Barasat Judge's Court

Enrolment No. WB-1027/98

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**ACKNOWLEDGEMENT OF RECEIPT OF THE CONSIDERATION  
MONEY**

**RECEIVED** from the within mentioned Purchaser **SAINATH APPARTMENT LLP**, the within mentioned sum of **Rs. 40,93,834/-** (Rupees Forty Lakh Ninety Three Thousand Eight Hundred Thirty Four) only as being the full and Final payment of Consideration Money as per Memo below :-

**MEMO OF CONSIDERATION**

Paid by RTGS, Date <u>11.03.2022</u> drawn on HDFC Bank, in favour of Sri Kiran Chandra Ghosh.	Rs. 40,93,834/-
<b>GRAND TOTAL</b>	<b>Rs. 40,93,834/-</b>

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

**WITNESSES:**

1. *Somit Sinha*
2. *Ashis Bagui*

*Kiran Ghosh*  
alias  
*Kiran Chandra Ghosh*

SIGNATURE OF THE VENDOR



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

. 11 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.-88, TOUZI NO. - 173, HAL - 10, P.S. - RAJARHAT, DIST - NORTH 24 PARGANAS.

SCALE 1" = N.T.S.

VENDOR - SRI KIRAN CHANDRA GHOSH



REFERENCE

COL- OUR	R. S. & L. R. DAG NOS.	AREA
		DEC.
	60 (PART)	0.34
	70 (PART)	9.34
TOTAL AREA (M&L)		9.68

AS PER RECORDED AREA

Kiran Ghosh  
alias  
Kiran chandra Ghosh.

SIGNATURE OF VENDOR

COPIED BY  
N. Islam  
Surveyor  
Regd. No. - 11119  
Kolkata - 700 35  
G.C. No.-11119


























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

11 MAR 2022

স্বাক্ষরিত  
অতিরিক্ত  
কেন্দ্রিক রাজহাট  
নতুন নগর

## SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND					
	Little	Ring	Middle	Fore	Thumb	
<div style="text-align: center;">  </div> <p style="margin-top: 5px;">Kiran Ghosh also Kiran chandra Ghosh</p>						
	RIGHT HAND					
	Thumb	Fore	Middle	Ring	Little	
						
	<div style="text-align: center;">  </div>	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
						
RIGHT HAND						
Thumb		Fore	Middle	Ring	Little	
						
<div style="text-align: center;">  </div>	LEFT HAND					
	Little	Ring	Middle	Fore	Thumb	
	RIGHT HAND					
	Thumb	Fore	Middle	Ring	Little	



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

11.1 MAR 2022



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

GRN Details

GRN: 192021220203093791 Payment Mode: Online Payment  
GRN Date: 11/03/2022 10:55:32 Bank/Gateway: HDFC Bank  
BRN : 1734032536 BRN Date: 11/03/2022 10:03:25  
Payment Status: Successful Payment Ref. No: 2000767460/4/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Sainath Appartment LLP  
Address: AD-169, Salt lake, Sec-1 Kolkata-700064  
Mobile: 9331018602  
Depositor Status: Buyer/Claimants  
Query No: 2000767460  
Applicant's Name: Mr Sanjay Gupta  
Identification No: 2000767460/4/2022  
Remarks: Sale, Sale Document Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000767460/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	156336
2	2000767460/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	52286
			<b>Total</b>	<b>208622</b>

IN WORDS: TWO LAKH EIGHT THOUSAND SIX HUNDRED TWENTY TWO ONLY.



## Major Information of the Deed

Deed No :	I-1523-04700/2022	Date of Registration	11/03/2022
Query No / Year	1523-2000767460/2022	Office where deed is registered	
Query Date	09/03/2022 2:28:15 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. 40,93,834/-	Rs. 52,27,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,56,836/- (Article:23)	Rs. 52,286/- (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-88	Bastu	Shali	9.34 Dec	39,59,221/-	50,43,600/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L2	LR-60 (RS :-)	LR-88	Bastu	Danga	0.34 Dec	1,34,613/-	1,83,600/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>9.68Dec</b>	<b>40,93,834 /-</b>	<b>52,27,200 /-</b>	
		<b>Grand Total :</b>			<b>9.68Dec</b>	<b>40,93,834 /-</b>	<b>52,27,200 /-</b>	





**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr KIRAN GHOSH, (Alias: Mr KIRAN CHANDRA GHOSH) (Presentant )</b> Son of Late Bata Krishna 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
Ghosh Para, 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.:: AYxxxxxx0P, Aadhaar No: 45xxxxxxxx2456, 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	<b>SAINATH APPARTMENT LLP</b> 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.:: AExxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SANJAY GUPTA</b> 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: SAINATH APPARTMENT LLP (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUMIT SINHA</b> Son of Late Sandip Sinha 171/B, APC Road, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004	 11/03/2022	 11/03/2022	 11/03/2022
Identifier Of Mr KIRAN GHOSH,			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr KIRAN GHOSH	SAINATH APPARTMENT LLP-9.34 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr KIRAN GHOSH	SAINATH APPARTMENT LLP-0.34 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:- 88	Owner:কিরণ চন্দ্র ঘোষ, Gurdian:বটবুক্ষ , Address:নিজ , Classification:শাসি, Area:0.10000000 Acre,	Mr KIRAN GHOSH
L2	LR Plot No:- 60, LR Khatian No:- 88	Owner:কিরণ চন্দ্র ঘোষ, Gurdian:বটবুক্ষ , Address:নিজ , Classification:ডাঙ্গা,	Mr KIRAN GHOSH



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 52,27,200/-



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 18:22 hrs on 11-03-2022, at the Office of the A.D.S.R. RAJARHAT by Mr KIRAN GHOSH Alias Mr KIRAN CHANDRA GHOSH,Executant.

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

Execution is admitted on 11/03/2022 by Mr KIRAN GHOSH, Alias Mr KIRAN CHANDRA GHOSH, Son of Late Bata Krishna Ghosh, Ghosh Para, 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 52,286/- ( A(1) = Rs 52,272/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 52,286/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/03/2022 10:57AM with Govt. Ref. No: 192021220203093791 on 11-03-2022, Amount Rs: 52,286/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1734032536 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. 1,56,836/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 1,56,336/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 7046, 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 10:57AM with Govt. Ref. No: 192021220203093791 on 11-03-2022, Amount Rs: 1,56,336/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1734032536 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



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KIRAN GHOSH  
BATAKRISHNA GHOSH

14/10/1968

Permanent Account Number

AYRPG5040P

Kiran Ghosh

Signature



ভারতীয় বিনমিত্ত পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

অনিকাঠকোনা আইডি / Enrollment No 2017/00202/01650

To  
Name (সম)  
Kiran Ghosh  
S/O Batakrishna Ghosh  
Ghosh Plaza  
Kalabera  
Raparhat Bidhupura Rajarhat North 24 Parganas  
West Bengal 700125  
9836330981

Net: 277 / 081 / 34408 / 34483 / P



SA346156577FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4526 6206 2456**

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India

Name (সম)  
Kiran Ghosh  
Gender / DOB 14/10/1968  
পুরুষ / Male



**4526 6206 2456**

আমার আধার, আমার পরিচয়

Kiran Ghosh.





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AEKFS1347A



एन / नाम  
SAINATH APARTMENT LLP

सिविल / ITX ACT अधिन  
Date of Incorporation / Formation  
13/05/2021

20200001

10/05/2020



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AD RPG 5327 Q

नाम / Name  
SANJAY GUPTA

पिता का नाम / Father's Name  
GOPAL PRASAD GUPTA

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

हस्ताक्षर / Signature

0000017

इस कार्ड से जुड़े / Linked with PAN Card / जोड़ने / Add  
आयकर देन योग्य इकाई, एनएसडीएस  
3 डी स्कैन नंबर/सिरीज नंबर 341, सर्वे नं. 9928,  
मॉडल कॉलोनी, नैर देव बंगलोर चोक,  
पुणे - 411 018.

If this card is lost / someone's lost card is found,  
please inform / return to  
Income Tax PAN Services Unit, NSDL,  
5th Floor, Main Staffing,  
Flr No. 341, Survey No. 9928,  
Model Colony, Near Deep Bangalore Chok,  
Pune - 411 018.

Tel: 91-20-2721 8088, Fax: 91-20-2721 8081  
e-mail: nsdl@nsdl.co.in

भारत सरकार  
GOVERNMENT OF INDIA

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

7089 5093 7284  
VID - 9155 9465 4480 0767

1800 268 1547

pan@nsdl.gov.in

www.ahel.gov.in

P.O. Box No. 1987,  
Bangalore-560 001

मेरा आधाार, मेरी पहचान

आयकर ...  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पिनकोड:  
कम/उ: गणेश गुप्त गुड, एडी 169, मधुबन  
सेक्टर 1, बिहारीनगर (म), उत्तर 24 परगना,  
पश्चिम बंग - 700064

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

Generation Date: 17/03/2013

1800 268 1547

pan@nsdl.gov.in

www.ahel.gov.in

P.O. Box No. 1987,  
Bangalore-560 001

Handwritten marks or scribbles in the top right corner.





भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

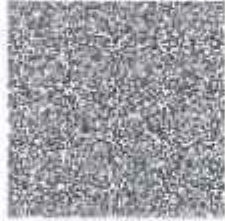
Enrolment No.: 0647/00025/85102

Download Date: 18/07/2021

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

Issue Date: 13/07/2021

Validity: unknown



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



AADHAAR

### 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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- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

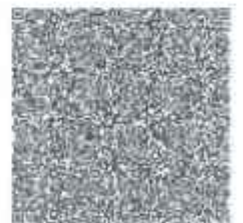
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



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



**8321 1432 1920**

VID : 9195 6356 5843 4275

1047 | help@uidai.gov.in | www.uidai.gov.in

Sumit Sinha





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2022, Page from 202209 to 202237  
being No 152304700 for the year 2022.



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

*Sanjoy Basak*

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

(This document is digitally signed.)