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Certify that the document is submitted to registration. The signature cheer with this document are the same as the documents attached to this document.

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Bichannagar, (Bairi Lake City)

12 AUG 2022

VC-726  
10/8/2022

## DEED OF CONVEYANCE

THIS INDENTURE made on this 10<sup>th</sup> day of August Two Thousand and Twenty Two (2022)

BETWEEN

071982

No..... Sold to.....

Aditi Chatterjee (Adv)

Address.....

High Court

Rs.....

Adv.

Date.....

**SIPRA DEY**

Licence No.: 18A

Code : 1070

1, N. S. Road, Kolkata-700 001

*[Handwritten signature]*

Aayush Tekruid.

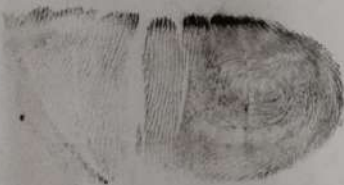


2508  
V.C.TI

**SALASAR SHYAM PROJECTS LLP**

Aayush Tekruid.

Partner



2514  
V.C.TI

**SALASAR SHYAM PROJECTS LLP**

*[Handwritten signature]*

Partner



Additional District Sub-Registrar  
Bidhannagar (Salt Lake City)

10 AUG 2022

2512  
V.C.TI

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1) **SMT. INDUMATI PARIK (PAN No.AFYPP8391N)(AADHAR No.324301405472)** wife of Late Shiv Kumar Parik, by faith Hindu, by occupation home maker, residing at 111 Block - C, Bangur Avenue, South Dum Dum (M), P.O. - Bangur Avenue, P.S. - Lake Town, Kolkata - 700055, 2) **SRI SUNIL KUMAR PARIK (PAN No. AFVPP5396N) (AADHAR No.424629513963)** son of Late Shiv Kumar Parik, by faith Hindu, by occupation - business, residing at 111 Block - C, Bangur Avenue, South Dum Dum (M), P.O. - Bangur Avenue, P.S. - Lake Town, Kolkata - 700055, 3) **SRI SUDHIR PARIK (PAN No. AGBPP3523C) (AADHAR No.561281247498)** son of Late Shiv Kumar Parik, by faith Hindu, by occupation - business, residing at 111 Block - C, Bangur Avenue, South Dum Dum (M), P.O. - Bangur Avenue, P.S. - Lake Town, Kolkata - 700055, and 4) **SRI PRADEEP PARIK (PAN No. AFNPP8969H) (AADHAR No.940490908052)** son of Late Shiv Kumar Parik, by faith Hindu, by occupation - business, residing at 111 Block - C, Bangur Avenue, South Dum Dum (M), P.O. - Bangur Avenue, P.S. - Lake Town, Kolkata - 700055, jointly, hereinafter called and referred to as the **VENDORS/ OWNERS**, (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **"ONE PART"**.

**AND**

**SALASAR SHYAM PROJECTS LLP (PAN No.AEMFS3990K)** a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at Natural City, Block J, 6<sup>th</sup> Floor, Flat 6B, 43 Shyam Nagar Road, Post Office & Police Station - Lake Town, Kolkata - 700055, District - North 24 Parganas, duly represented by its partners namely (1) **MR. AAYUSH TEKRIWAL (PAN No. ABXPT9559K) (AADHAR No.532158995808) (MOBILE No. 9830137531)** son of Sri Dwarka Prasad Tekriwal, by faith - Hindu, by occupation - Business, residing at 227 Lake Town Block - 'B' Post Office & Police Station - Lake Town, Kolkata - 700089, and (2) **MR. SANJAY PURI, (PAN NO. AJJPP2277L) (AADHAR NO.308167992880) (MOBILE No. 9830112905)** son of Late Raj Kumar Puri, by faith - Hindu, by occupation - Business, residing at 266, Lake Town Block - B, Post Office & Police Station - Lake Town, Kolkata - 700 089, hereinafter called and referred to as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their executor, administrator, successor or successors - in - office, legal representatives and assigns) of **"OTHER PART"**.



2509  
N.C.TI

Sudhanti Das



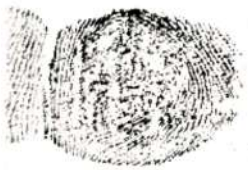
2510  
N.C.TI

Sudhin Pratik



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Munim



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N.C.TI

Sunil Saha  
510, Lake Ashok Saha  
1217, 018 panchayat  
K-700001



Aditi Das  
Aditi District Sub-Registrar  
Bidhannagar, (Salt Lake City)

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**WHEREAS** by virtue of a Registered Deed of Conveyance dated 18/03/1978 the Vendor /Owner No. 1 herein purchased **ALL THAT** piece and parcel of land measuring 06 Cottahs, 08 Chittacks more or less together with two storied building having an approximate area of 6100 sq. ft. (2900 sq. ft. in the ground floor and 3200 sq. ft. in the first floor) marble flooring more or less being Premises No. 111, Bangur Avenue, Block - C, Municipal Holding No. 1043 (Old 507) Bangur Avenue, Kolkata - 700055, Touzi No. 228 and 229 Mouza - Krishnapur presently Shyamnagar, J.L. No. 17 presently 32/20, R.S. No. 180 part of C.S./L.R. Plot No. 1339 of Khatian No. 139, within the jurisdiction of South Dum Dum Municipality, P.S. - Lake Town, Sub - Registration Office - ADSR Bidhannagar Salt Lake City, in the District of 24 Parganas (North) from one Sukhedeo Das Bahati, for the consideration mentioned therein and same is recorded in Book No. - I, Volume No. 82, Pages - 201 to 213, Being No. 11193 for the year 1978, registered in the office of Registrar of Assurances, Calcutta, morefully and particularly described as the Property of Smt Indumati Parik.

**AND WHEREAS** by virtue of the aforesaid Registered Deed of Conveyance the Vendor / Owner No. 1 herein duly mutated her name in the rolls of South Dum Dum Municipality thereafter paying taxes regularly, thereby enjoying the peaceful possession of the afore stated property together with all easement rights free from all encumbrances, liens, lispendens, attachments, claims and demands in any manner whatsoever.

**AND WHEREAS** on 13/08/1974 by virtue of a registered Deed of Conveyance one Shiv Kumar Parik, since deceased, being the predecessor - in - interest of the Vendors / Owners herein during his lifetime purchased from Amalgamated Development Limited **ALL THAT** piece or parcel of Raiyati Dakhali Satwa Bishista land hereditaments and premises measuring 05 (five) Cottahs 07 (seven) Chittacks and 42 (Forty Two) Square feet a little more or less a three storied building having an approximate area of 6400 sq. ft. (2000 sq. ft. in the ground floor and 2200 sq. ft. in the first floor and 2200 sq. ft. in the second floor) marble flooring more or less lying and situate at and being Plot No. 111/1 of Block 'C' in Bangur Avenue Municipal Holding No. 919 (Old 420) Bangur Avenue, Kolkata - 700055 within the jurisdiction of Ward No. 29 of South Dum Dum Municipality Part of Holding No. 1 Bangur Avenue, P.S. Lake Town, Sub - Registration Office - ADSR Bidhannagar Salt Lake City, in the District of 24 Parganas (North) Touzi No. 228 and 229 and



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according to Revisional Settlement records Mouza -Krishnapur presently Shyamnagar, J.L. No. 17 presently 32/20, R.S. No. 180 comprised in

C.S. Khatian No.	Part of C.S. Dag No.	R.S. / L.R. Khatian No.	R.S/L.R. Dag No.	Area involved in Cottah - Chittack - Sq. Ft
5, 6, 7, 11	1321/1338	726	473	3 - 1 - 0
139	1321/1339	507	472	2 -6 -42
TOTAL -				5 - 7 - 42

and same is recorded in Book No. - I, Volume No. 145, Pages - 31 to 41, Being No. 5934 for the year 1974, registered in the office of Registrar u/s 7(2) Alipore, 24 Parganas, morefully and particularly described as the Property A of Shiv Kumar Parik. The said Shiv Kumar Parik, since deceased, during his lifetime after purchase of the aforesaid land thereafter mutated his name in the rolls of South Dum Dum Municipality and paying rates and taxes regularly, enjoyed the peaceful possession of the above referred property together with all easement rights free from all encumbrances, liens, lispens, attachments, claims and demands in any manner whatsoever.

**AND WHEREAS** on 17/12/1975 by virtue of a registered Deed of Conveyance said Shiv Kumar Parik, since deceased, being the predecessor - in - interest of the Vendors / Owners herein during his lifetime purchased from Amalgamated Development Limited **ALL THAT** piece or parcel of Raiyati Dakhali Satwa Bishista land hereditaments and premises measuring 04 (four) Cottahs 15 (fifteen) Chittacks and 28 (Twenty Eight) Square feet a little more or less lying and situate at and being Plot No. 112/1 of Block 'C' in Bangur Avenue within the jurisdiction of Ward No. 29 of South Dum Dum Municipality Part of Holding No. 1 Bangur Avenue, P.S. Lake Town, Sub - Registration Office - ADSR Bidhannagar Salt Lake City, in the District of 24 Parganas (North) Touzi No. 228 and 229 and according to Revisional Settlement records Mouza -Shyamnagar, J.L. No. 32/20, R.S. No. 180 comprised in

C.S. Plot No.	R.S. / L.R. Khatian No.	R.S./L.R. Plot No.	Area involved in
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			Cottah - Chittack - Sq. Ft
1321/1337	507	474	3 - 6 - 28
1321/1338	726	473	1 - 9 - 0
TOTAL -			4 - 15 - 28

and same is recorded in Book No. - I, Volume No. 246, Pages - 63 to 73, Being No. 9604 for the year 1975, registered in the office of Registrar u/s 7(2) Alipore, 24 Parganas.

**AND WHEREAS** on 17/01/1990 by virtue of a registered Deed of Conveyance one Amalgamated Development Limited purchased ALL THAT piece and parcel of land measuring an area about 03 Cottahs, 10 Chittacks and 24 sq. ft. be the same a little more or less lying and situated within the District of North 24 Parganas, P.S. - Lake Town being Portion of Plot No. 112 of Block C in Bangur Avenue within the jurisdiction of Ward No. 29 of South Dum Dum Municipality in Mouza Krishnapur presently Shyamnagar, J.L. 17 presently 32/20, Touzi No. 228 and 229, Re. Sa. No. 180, forming part of R.S./L.R. Dag Nos. 473 and 474 corresponding to R.S. / L.R. Khatian Nos. 726 and 507, subsequently to such purchase said Amalgamated Development Limited sold, transferred and conveyed the entire 03 Cottahs, 10 Chittack and 24 sq. ft. be the same a little more or less of land property to said Shiv Kumar Parik, being the predecessor - in - interest of the Vendors / Owners herein, during his lifetime by way of two separate Deed of Conveyances being No. 19493 for the year 1992 and being No. 19506 for the year 1992 respectively, both registered in the office of Registrar of Assurances, Calcutta.

**AND WHEREAS** by dint of the aforesaid three Deed of Conveyances being Deed No. Being No. 9604 for the year 1975, registered in the office of Registrar u/s 7(2) Alipore, 24 Parganas and being No. 19493 for the year 1992 and being No. 19506 for the year 1992 respectively, both registered in the office of Registrar of Assurances, Calcutta said Shiv Kumar Parik, since deceased, being the predecessor - in - interest of the Vendors / Owners herein, during his lifetime became the full and absolute owner of ALL THAT piece and parcel of land measuring an area about 08 Cottahs, 10 Chittacks and 07 sq. ft. be the same a little more or less lying and situated within the District of North 24 Parganas, P.S. - Lake Town being Premises No. 112 of Block C in Bangur Avenue within the jurisdiction of Ward No. 29 of South Dum Dum Municipality in Mouza Krishnapur presently Shyamnagar, J.L. 17



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presently 32/20, Touzi No. 228 and 229 under C.S. Plot No. 1321/1337, 1321/1338, R.S. / L.R. Khatian No. 507 and 726, R.S. / L.R. Plot No. 473 and 474.

**AND WHEREAS** said Shiv Kumar Parik, since deceased, being the predecessor – in - interest of the Vendors / Owners herein, during his lifetime duly mutated his name with respect to afore stated three properties jointly in the rolls of South Dum Dum Municipality thereafter paying taxes regularly, thereby enjoying the peaceful possession of the afore stated property together with all easement rights free from all encumbrances, liens, lispendens, attachments, claims and demands in any manner whatsoever with respect to ALL THAT piece and parcel of land measuring an area about 08 Cottahs, 10 Chittacks and 07 sq. ft. be the same a little more or less lying and situated within the District of North 24 Parganas, P.S. – Lake Town, being previously Municipal Holding No. 508 and presently 1044 and Premises No. 112 Bangur Avenue Block – C, Kolkata – 700055 within the jurisdiction of Ward No. 29 of South Dum Dum Municipality in Mouza Krishnapur presently Shyamnagar, J.L. 17 presently 32/20, Touzi No. 228 and 229 under C.S. Plot No. 1321/1337, 1321/1338, R.S. / L.R. Khatian No. 507 and 726, R.S. / L.R. Plot No. 473 and 474, morefully and particularly described as the Property B of Shiv Kumar Parik.

**AND WHEREAS** while seized and possessed being the full and absolute owner of the said Property of Shiv Kumar Parik, Shiv Kumar Parik, since deceased, being the predecessor – in - interest of the Owners herein died intestate on 01<sup>st</sup> June, 2017, leaving behind him his surviving legal heirs namely his wife Smt. Indumati Parik being the Vendor / Owner No. 1 herein and his three sons namely Sri Sunil Kumar Parik, Sri Sudhir Parik and Sri Pradeep Parik being the Vendor / Owner No. 2, 3 and 4 herein respectively who by virtue of inheritance and succession as per the prevailing laws jointly acquired the undivided property of 14 Cottahs, 02 Chittacks and 04 sq. ft. more or less (Being Property A and Property B of Shiv Kumar Parik)

**AND WHEREAS** by virtue of inheritance and succession as per the prevailing laws, Smt. Indumati Parik, Sri Sunil Kumar Parik, Sri Sudhir Parik and Sri Pradeep Parik, being the Owner / Vendor No. 1 to 4 herein became the full and absolute owners thereby enjoying the peaceful possession of the undivided property of 14 Cottahs, 02 Chittacks and 04 sq. ft. together with a three storied building having an approximate area of 6400 sq. ft. (2000 sq. ft. in the ground floor and 2200 sq. ft. in the first floor and 2200 sq. ft. in the second floor) marble flooring more or less



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(Being Property A and Property B of Shiv Kumar Parik, since deceased, being the predecessor - in - interest of the Owners herein) together with all easement rights free from all encumbrances, liens, lispendens, attachments, claims and demands in any manner whatsoever.

**AND WHEREAS** the Owner No. 1 herein is well seized and possessed with her respective premises being Property of Smt Indumati Parik along with the undivided property of 14 Cottahs, 02 Chittacks and 04 sq. ft. together with a three storied building having an approximate area of 6400 sq. ft. (2000 sq. ft. in the ground floor and 2200 sq. ft. in the first floor and 2200 sq. ft. in the second floor) marble flooring more or less (Being Property A and Property B of Shiv Kumar Parik, since deceased, being the predecessor - in - interest of the Owners herein) together with the Owner No. 2, 3 and 4 herein being well seized and possessed of the undivided property of 14 Cottahs, 02 Chittacks and 04 sq. ft. together with a three storied building having an approximate area of 6400 sq. ft. (2000 sq. ft. in the ground floor and 2200 sq. ft. in the first floor and 2200 sq. ft. in the second floor) marble flooring more or less (Being Property A and Property B of Shiv Kumar Parik, since deceased, being the predecessor - in - interest of the Owners herein) mentioned above. It is pertinent to mention here that Property of Smt Indumati Parik along with the undivided property of 14 Cottahs, 02 Chittacks and 04 sq. ft. together with a three storied building having an approximate area of 6400 sq. ft. (2000 sq. ft. in the ground floor and 2200 sq. ft. in the first floor and 2200 sq. ft. in the second floor) marble flooring more or less (Being Property A and Property B of Shiv Kumar Parik, since deceased, being the predecessor - in - interest of the Owners herein) all are adjacent to one another being Municipal Holding No. 1043 (Old 507) Bangur Avenue (Premises No. 111 Bangur Avenue, Block 'C' Kolkata - 700055) & Municipal Holding No. 1044 (Old 508) Bangur Avenue (Premises No. 112 Bangur Avenue, Block 'C' Kolkata - 700055) & Municipal Holding No. 919 (Old 420) Bangur Avenue (Premises No. 111/1 Bangur Avenue, Block 'C' Kolkata - 700055) respectively, within the limits of South Dum Dum Municipality, Police Station - Lake Town, District - North 24 Parganas.

**AND WHEREAS** due to better & beneficial use and enjoyment and commercial exploitation of the aforesaid said three adjacent plots of land the Owners herein for jointly holding the set forth premises and to pay all Municipal Taxes in easy process for the same, have entered into an agreement and on making a proper application before the competent Municipal Authority have merged all the three



  
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Municipal Holding Nos. into one Holding No. being Municipal Holding No. 1043 (Old 507) Bangur Avenue, Kolkata - 700055 and Premises No. 111, Bangur Avenue, Block - C, Kolkata - 700055 and the total area of land after the said merger measures about **ALL THAT** piece or parcel of land hereditaments and premises **(06 (six) Cottahs, 08 (eight) Chittacks** comprised in R.S. No. 180 part of **C.S. / L.R. Plot No. 1339** of Khatian No. 139, **05 (five) Cottahs 07 (seven) Chittacks and 42 (forty two) square feet** where 03 (three) Cottah 01 (one) Chittack and 00 square feet comprised in R.S. No. 180, C.S. Khatian No. 5, 6, 7, 11 Part of C.S. Dag No. 1321/1338, R.S. / L.R. Khatian No. 726, **R.S. / L.R. Dag No. 473** and 02 (two) Cottah 06 (six) Chittack and 42 (forty two) square feet comprised in R.S. No. 180, C.S. Khatian No. 139 Part of C.S. Dag No. 1321/1339, R.S. / L.R. Khatian No. 507 and **R.S. / L.R. Dag No. 472, 08 (Eight) Cottah 10 (Ten) Chittacks 07 (Seven) sq. ft.** where 04 (four) Cottah 15 (fifteen) Chittack and 28 sq. ft. comprised in R.S. No. 180, R.S. / L.R. Khatian No. 507 and **R.S. / L.R. Dag No. 474** and 03 (three) Cottah 10 (ten) Chittack and 24 (twenty four) square feet comprised in R.S. No. 180, R.S. / L.R. Khatian No. 726 and **R.S. / L.R. Dag No. 473) totally containing by estimation an area 01 (One) Bigha, 10 (Ten) Chittacks and 04 (Four) square feet** be the same a little more or less and together with **two buildings, one comprising of two storied building having an approximate area of 6100 sq. ft. (2900 sq. ft. in the ground floor and 3200 sq. ft. in the first floor) marble flooring and the other one being a three storied building having an approximate area of 6400 sq. ft. (2000 sq. ft. in the ground floor and 2200 sq. ft. in the first floor and 2200 sq. ft. in the second floor) marble flooring,** lying and situate at and being **Premises No. 111 Bangur Avenue, Block - C, and Municipal Holding No. 1043 (Old 507) Bangur Avenue, Kolkata - 700055,** Mouza - Krishnapur presently Shyamnagar, J.L. No. 17 presently 32/20, Ward No. 29 within the jurisdiction of South Dum Dum Municipality, P.S. - Lake Town, Sub - Registration office - ADSR Bidhannagar Salt Lake City, in the District of 24 Parganas (North), morefully and particularly mentioned and described in the **First Schedule** and hereinafter referred to as the **"SAID PROPERTY"**.

**AND WHEREAS** the Owners herein, are the absolute owners of a plot of total land measuring **01 (One) Bigha, 10 (Ten) Chittacks and 04 (Four) sq. ft.** more or less together with two buildings, one comprising of two storied building having an approximate area of 6100 sq. ft, (2900 sq. ft. in the ground floor and 3200 sq. ft. in



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the first floor) marble flooring and the other one being a three storied building having an approximate area of 6400 sq. ft. (2000 sq. ft. in the ground floor and 2200 sq. ft. in the first floor and 2200 sq. ft. in the second floor) marble flooring after merger of the plot of land and building and enjoyed the said property and seized and possessed of or otherwise well and sufficiently entitled to the "**SAID PROPERTY**" and for better use and enjoyment was desirous of constructing a multi storied building in the "**SAID PROPERTY**" and hence applied for a building sanctioned plan from the concerned South Dum Dum Municipality. But for reasons best known to the Owners herein, the Owners herein are desirous of selling the "**SAID PROPERTY**" and on gaining knowledge about the same the Purchaser herein approached the Owner herein and on mutual understanding the Owner herein is desirous to sell and the Purchaser herein is desirous to purchase the "**SAID PROPERTY**" for a consolidated price or consideration amount of Rs. 16,21,00,000/- (Rupees Sixteen Crore Twenty One Lakhs) only in the manner specified hereinafter and referred to as "**MEMO OF CONSIDERATION**", which is a fair and reasonable market value of the property. The consideration amount is paid to the Owners in the following ratio: Smt Indumati Parik (Owner No.1) Rs. 8,08,60,000/-, Sri Sunil Kumar Parik (Owner No. 2) Rs. 2,70,80,000/-, Sri Sudhir Parik (Owner No. 3) Rs. 2,70,80,000/- and Sri Pradeep Parik (Owner No. 4) Rs. 2,70,80,000/-.

**AND WHEREAS** now on receiving the full consideration amount and at the request of the Purchaser herein the Owners herein have this day agreed to execute and register a Deed of Conveyance for the "**SAID PROPERTY**" in favour of the Purchaser herein as mentioned in the First Schedule hereunder written together with the various rights easement, quasi - easement rights, privileges and reservations appertaining thereto.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-**

In Pursuance to the above and on payment of full consideration money of **Rs. 16,21,00,000/- (Rupees Sixteen Crore Twenty One Lakhs) only** paid by the Purchaser to the Owners, the receipt whereof the Owners acknowledged separately and in the Memo of consideration as hereinafter provided. The Owners herein absolutely and forever doth hereby release, assign, assure and transfer and discharge **ALL THAT** piece or parcel of land hereditaments and premises **(06 (six) Cottahs, 08 (eight) Chittacks** comprised in R.S. No. 180 part of **C.S. / L.R. Plot No. 1339** of Khatian No. 139, **05 (five) Cottahs 07 (seven) Chittacks and 42 (forty two) square feet** where 03 (three) Cottah 01 (one) Chittack and 00 square feet comprised in R.S. No. 180, C.S. Khatian No. 5, 6, 7, 11 Part of C.S. Dag No. 1321/1338, R.S. / L.R. Khatian No. 726, **R.S. / L.R. Dag No. 473** and 02 (two)



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Cottah 06 (six) Chittack and 42 (forty two) square feet comprised in R.S. No. 180, C.S. Khatian No. 139 Part of C.S. Dag No. 1321/1339, R.S. / L.R. Khatian No. 507 and **R.S. / L.R. Dag No. 472, 08 (Eight) Cottah 10 (Ten) Chittacks 07 (Seven) sq. ft.** where 04 (four) Cottah 15 (fifteen) Chittack and 28 sq. ft. comprised in R.S. No. 180, R.S. / L.R. Khatian No. 507 and **R.S. / L.R. Dag No. 474** and 03 (three) Cottah 10 (ten) Chittack and 24 (twenty four) square feet comprised in R.S. No. 180, R.S. / L.R. Khatian No. 726 and **R.S. / L.R. Dag No. 473**) **totally containing by estimation an area 01 (One) Bigha, 10 (Ten) Chittacks and 04 (Four) square feet** be the same a little more or less and together with **two buildings, one comprising of two storied building having an approximate area of 6100 sq. ft. (2900 sq. ft. in the ground floor and 3200 sq. ft. in the first floor) marble flooring and the other one being a three storied building having an approximate area of 6400 sq. ft. (2000 sq. ft. in the ground floor and 2200 sq. ft. in the first floor and 2200 sq. ft. in the second floor) marble flooring,** lying and situate at and being **Premises No. 111 Bangur Avenue, Block - C, and Municipal Holding No. 1043 (Old 507) Bangur Avenue, Kolkata - 700055,** Mouza - Krishnapur presently Shyamnagar, J.L. No. 17 presently 32/20, Ward No. 29 within the jurisdiction of South Dum Dum Municipality, P.S. - Lake Town, Sub - Registration office - ADSR Bidhannagar Salt Lake City, in the District of 24 Parganas (North), morefully and particularly mentioned and described in the **First schedule** written hereunder on as is where it basis **TOGETHER WITH** all paths ways passages water courses drains compounds and all manner of former and other rights liberties easement privileges advantages appendages and appurtenances whatsoever to the **SAID PROPERTY** or any part thereof belonging or in anyway appertaining thereto or which the same or any part thereof or usually held occupied used or enjoyed or reputed to belong or appertaining thereto and the **REVERSION OR REMAINDER OR REMAINDERS AND ALL THE** rents issues and profits thereof **AND ALL THE ESTATE RIGHT TITLE INTEREST** inheritance use property possession claim and demand whatsoever both at law and in equity of the Vendor into upon in respect of the **SAID PROPERTY** and every part thereof herein comprised and hereby granted sold transferred and conveyed and every part thereof.

**TO HAVE AND TO HOLD** in respect of the "**SAID PROPERTY**" i.e. piece or parcel of land hereditaments and premises **(06 (six) Cottahs, 08 (eight) Chittacks** comprised in R.S. No. 180 part of **C.S. / L.R. Plot No. 1339** of Khatian No. 139, **05**



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**(five) Cottahs 07 (seven) Chittacks and 42 (forty two) square feet** where 03 (three) Cottah 01 (one) Chittack and 00 square feet comprised in R.S. No. 180, C.S. Khatian No. 5, 6, 7, 11 Part of C.S. Dag No. 1321/1338, R.S. / L.R. Khatian No. 726, **R.S. / L.R. Dag No. 473** and 02 (two) Cottah 06 (six) Chittack and 42 (forty two) square feet comprised in R.S. No. 180, C.S. Khatian No. 139 Part of C.S. Dag No. 1321/1339, R.S. / L.R. Khatian No. 507 and **R.S. / L.R. Dag No. 472, 08 (Eight) Cottah 10 (Ten) Chittacks 07 (Seven) sq. ft.** where 04 (four) Cottah 15 (fifteen) Chittack and 28 sq. ft. comprised in R.S. No. 180, R.S. / L.R. Khatian No. 507 and **R.S. / L.R. Dag No. 474** and 03 (three) Cottah 10 (ten) Chittack and 24 (twenty four) square feet comprised in R.S. No. 180, R.S. / L.R. Khatian No. 726 and **R.S. / L.R. Dag No. 473) totally containing by estimation an area 01 (One) Bigha, 10 (Ten) Chittacks and 04 (Four) square feet** be the same a little more or less and together with **two buildings, one comprising of two storied building having an approximate area of 6100 sq. ft. (2900 sq. ft. in the ground floor and 3200 sq. ft. in the first floor) marble flooring and the other one being a three storied building having an approximate area of 6400 sq. ft. (2000 sq. ft. in the ground floor and 2200 sq. ft. in the first floor and 2200 sq. ft. in the second floor) marble flooring,** lying and situate at and being **Premises No. 111 Bangur Avenue, Block - C, and Municipal Holding No. 1043 (Old 507) Bangur Avenue, Kolkata - 700055,** Mouza - Krishnapur presently Shyamnagar, J.L. No. 17 presently 32/20, Ward No. 29 within the jurisdiction of South Dum Dum Municipality, P.S. - Lake Town, Sub - Registration office - ADSR Bidhannagar Salt Lake City, in the District of 24 Parganas (North), morefully and particularly mentioned and described in the **First schedule** written hereunder, thereby sold conveyed transferred and assigned of otherwise assured or intended so to be unto and to the use of the Purchaser absolutely and forever **THE VENDORS / LAND OWNERS** doth hereby covenant with the **PURCHASER** as follows:-

- a) That notwithstanding any act deed or thing done committed or knowingly suffered by him to the contrary the Vendors / Land Owners is lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the **"SAID PROPERTY"** hereby sold conveyed transferred and assigned as an absolute and indefeasible estate equivalent thereto whatsoever and that the Vendors/ Land Owners have full power and absolute and indefeasible right and authority to sell grant convey and transfer of the **"SAID**



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Bidhannagar (Salt Lake City)

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**PROPERTY**" unto the Purchaser in the manner and aforesaid and according to the true intent and meaning of these presents.

- b) That it shall be lawful for the Purchaser at all times hereafter peacefully and enjoy the "**SAID PROPERTY**" and receive the rents issues and profits thereof without any hindrance interruption disturbances claim or demand whatsoever by the Vendors/ Land Owners or any person or persons claiming any estate right, title and interest from under through or in trust for the Vendors / Land Owners and freely and clearly and absolutely acquitted exonerated and forever discharges or otherwise by the Vendors / Land Owners well and sufficiently saved defended kept harmless and indemnified of and from against all charges and encumbrances whatsoever made done executed or occasioned by the Vendors / Land Owners.
- c) The Vendors/Land Owners and all person claiming any right title or interest in the "**SAID PROPERTY**" through from under or in trust for the Vendors/ Land Owners shall and will from time to time hereafter at the request and cost of the Purchaser do or execute or cause to be done or executed all such lawful acts deeds and things, whatsoever for further and more perfectly conveying and assuring the "**SAID PROPERTY**" and every part thereof hereby granted unto the Purchaser as may be reasonably required according to the true intent and meaning of this deed and it shall be lawful for the Purchaser at all times hereafter to move pass and re - pass leading to and out of the "**SAID PROPERTY**" and lay down drains, sewerage, gas, electric, telephone lines, water connection pipes in and under the "**SAID PROPERTY**".

The Vendors / Land Owners doth hereby further covenant with the Purchaser that the Vendors / Land Owners shall hand over the original copy of the title Deed and up to date Municipal Tax Receipt for the purpose of completion of sale of the "**SAID PROPERTY**" to the Purchaser for his true, scope, information, effect and record thereof for proving the bonafide title of the Vendor/ Land Owner in all respects whatsoever in nature. It is made clear herein that the Vendor/ Land Owner, shall upon receipt of the full consideration amount of **Rs. 16,21,00,000/- (Rupees Sixteen Crore Twenty One Lakhs) only** and after the sale of the "**SAID PROPERTY**" to the Purchaser herein, have no further claim and demand whatsoever and the Purchaser shall be treated as the true lawful and absolute



  
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owner in respect of the "**SAID PROPERTY**" after the registration of this present Deed of Conveyance.

The Purchaser doth hereby covenants with the Vendors / Land Owners that after registration and transfer of peaceful possession of the "**SAID PROPERTY**" to the Purchaser, the Vendors / Land Owners shall be relieved of all liabilities towards the Purchaser in respect of the "**SAID PROPERTY**" forever and shall have no further obligations to the Purchaser forever in respect of the "**SAID PROPERTY**" hereinafter.

**FIRST SCHEDULE ABOVE REFERRED TO**

**"SAID PROPERTY"**

**ALL THAT** piece or parcel of land hereditaments and premises **(06 (six) Cottahs, 08 (eight) Chittacks** comprised in R.S. No. 180 part of **C.S. / L.R. Plot No. 1339** of Khatian No. 139, **05 (five) Cottahs 07 (seven) Chittacks and 42 (forty two) square feet** where 03 (three) Cottah 01 (one) Chittack and 00 square feet comprised in R.S. No. 180, C.S. Khatian No. 5, 6, 7, 11 Part of C.S. Dag No. 1321/1338, R.S. / L.R. Khatian No. 726, **R.S. / L.R. Dag No. 473** and 02 (two) Cottah 06 (six) Chittack and 42 (forty two) square feet comprised in R.S. No. 180, C.S. Khatian No. 139 Part of C.S. Dag No. 1321/1339, R.S. / L.R. Khatian No. 507 and **R.S. / L.R. Dag No. 472, 08 (Eight) Cottah 10 (Ten) Chittacks 07 (Seven) sq. ft.** where 04 (four) Cottah 15 (fifteen) Chittack and 28 sq. ft. comprised in R.S. No. 180, R.S. / L.R. Khatian No. 507 and **R.S. / L.R. Dag No. 474** and 03 (three) Cottah 10 (ten) Chittack and 24 (twenty four) square feet comprised in R.S. No. 180, R.S. / L.R. Khatian No. 726 and **R.S. / L.R. Dag No. 473) totally containing by estimation an area 01 (One) Bigha, 10 (Ten) Chittacks and 04 (Four) square feet** be the same a little more or less and together with **two buildings, one comprising of two storied building having an approximate area of 6100 sq. ft. (2900 sq. ft. in the ground floor and 3200 sq. ft. in the first floor) marble flooring and the other one being a three storied building having an approximate area of 6400 sq. ft. (2000 sq. ft. in the ground floor and 2200 sq. ft. in the first floor and 2200 sq. ft. in the second floor) marble flooring,** lying and situate at and being **Premises No. 111 Bangur Avenue, Block - C, and Municipal Holding No. 1043 (Old 507) Bangur Avenue, Kolkata - 700055, Mouza - Krishnapur presently Shyamnagar, J.L. No. 17 presently 32/20, C.S Khatian No. 5, 6, 7, 11, 139, R.S/L.R. Khatian No. 507, 726, 426, R.S. / L.R. Dag**



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Bidhannagar, (Salt Lake City)

10 AUG 2022

No. 1339, 472, 473, 474, C.S. Dag No. 1339, 1321/1338, 1321/1339, Ward No. 29 within the jurisdiction of South Dum Dum Municipality, P.S. – Lake Town, Sub – Registration office – ADSR Bidhannagar Salt Lake City, in the District of 24 Parganas (North), **TOGETHER WITH** the right to use and enjoy the common rights of easements in all common parts, portions, areas, facilities and amenities and appurtenances comprised in the “**SAID PROPERTY**” including the right to use the common entrance and staircases and all other common parts and portions, installations and facilities, absolutely and forever **TOGETHER WITH** all easements or quasi – easements and other stipulations, provisions in connection with the beneficial use and enjoyment of the “**SAID PROPERTY**”, spaces etc. **TOGETHER WITH** all sewers, drains water courses, lights, liberties, easements, privileges and appurtenances whatsoever belonging to or in anywise appertaining thereto the “**SAID PROPERTY**” is shown and delineated in the MAP / PLAN annexed hereto and shown thereon with boundary lines in RED colour verge. The Property is butted and bounded as follows:

**ON THE NORTH:** By Other Plots( Plot No 113/3, 113/2, 113/1 113);

**ON THE SOUTH:** By 40' feet wide road;

**ON THE EAST:** By 20' feet wide road;

**ON THE WEST:** By Other Plots( Plot No. 115, 116, 117/3).



*[Signature]*  
Addl. District Sub-Registrar  
Bidhanagar (Salt Lake City)

10 AUG 2022

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

SIGNED SEALED AND DELIVERED on behalf of the above named VENDORS / OWNERS at Kolkata in the presence of:

1. Nikhil Bagaria  
312 Lake Town  
Bl-A Kol-700089.

2. Manoj Agarwal  
312, Lake Town  
Block-A  
Kolkata - 700089

[Signature]

[Signature]

[Signature]

[Signature]

THE VENDORS / LAND OWNERS

EXECUTED AND DELIVERED by the above named PURCHASERS at Kolkata in the presence of:

1. Manoj Agarwal

**SALASAR SHYAM PROJECTS LLP**

[Signature]

Partner

**SALASAR SHYAM PROJECTS LLP**

[Signature]

THE PURCHASERS Partner

2. Nikhil Bagaria

Drafted by:

[Signature]  
Advocate

High Court Calcutta

Enrol No: WB/2157/2010



*[Signature]*  
Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

10 AUG 2022

MEMO OF CONSIDERATION

**RECEIVED** of and from within named **Purchaser** a sum of **Rs. 16,21,00,000/-** (**Rupees Sixteen Crore Twenty One Lakhs**) only full and final consideration in following manner ;

SL. NO	MODE OF PAYMENT	DATE	BANK'S NAME & BRANCH	IN FAVOUR OF	AMOUNT (Rs)	TOTAL AMOUNT (Rs)
1.	CHEQUE NO. 000016	24/01/2022	KOTAK MAHINDRA BANK (KANKURGACHI BRANCH)	SMT INDUMATI PARIK	25,00,000/-	
	CHEQUE NO. 000020	04/02/2022			50,00,000/-	
	CHEQUE NO. 000034	21/03/2022			1,00,00,000/-	
	CHEQUE NO. 000041	07/04/2022			25,00,000/-	
	CHEQUE NO. 000053	28/04/2022			30,00,000/-	
	CHEQUE NO. 000060	13/05/2022			40,00,000/-	
	CHEQUE NO. 000070	31/05/2022			90,00,000/-	
	CHEQUE NO. 000096	23/06/2022			1,70,00,000/-	
	CHEQUE NO. 000115	27/07/2022			1,50,00,000/-	
	CHEQUE NO. 000120	10/08/2022			1,28,60,000/-	
	<b>TOTAL OF SMT. INDUMATI PARIK</b>					
2.	CHEQUE NO. 000015	24/01/2022	KOTAK MAHINDRA BANK (KANKURGACHI	SRI SUNIL KUMAR PARIK	25,00,000/-	



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	CHEQUE NO. 000019	04/02/2022	BRANCH)		50,00,000/-	
	CHEQUE NO. 000036	21/03/2022			50,00,000/-	
	CHEQUE NO. 000043	07/04/2022			25,00,000/-	
	CHEQUE NO. 000054	28/04/2022			30,00,000/-	
	CHEQUE NO. 000061	13/05/2022			30,00,000/-	
	CHEQUE NO. 000071	01/06/2022			20,00,000/-	
	CHEQUE NO. 000117	10/08/2022			40,80,000/-	
<b>TOTAL OF SRI SUNIL KUMAR PARIK</b>						<b>2,70,80,000/-</b>
3.	CHEQUE NO. 000014	24/01/2022		SRI SUDHIR PARIK	25,00,000/-	
	CHEQUE NO. 000018	04/02/2022			50,00,000/-	
	CHEQUE NO. 000037	21/03/2022			50,00,000/-	
	CHEQUE NO. 000044	07/04/2022	KOTAK MAHINDRA BANK (KANKURGACHI BRANCH)		25,00,000/-	
	CHEQUE NO. 000055	28/04/2022			30,00,000/-	
	CHEQUE NO. 000062	13/05/2022			30,00,000/-	
	CHEQUE NO. 000076	06/06/2022			20,00,000/-	



  
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	CHEQUE NO. 000118	10/08/2022			40,80,000/-	
<b>TOTAL OF SRI SUDHIR PARIK</b>						<b>2,70,80,000/-</b>
4.	CHEQUE NO. 000013	24/01/2022	KOTAK MAHINDRA BANK (KANKURGACHI BRANCH)	SRI PRADEEP PARIK	25,00,000/-	
	CHEQUE NO. 000017	04/02/2022		50,00,000/-		
	CHEQUE NO. 000035	21/03/2022		50,00,000/-		
	CHEQUE NO. 000042	07/04/2022		25,00,000/-		
	CHEQUE NO. 000056	28/04/2022		30,00,000/-		
	CHEQUE NO. 000063	13/05/2022		30,00,000/-		
	CHEQUE NO. 000073	30/05/2022		20,00,000/-		
	CHEQUE NO. 000119	10/08/2022		40,80,000/-		
<b>TOTAL OF SRI PRADEEP PARIK</b>						
						<b>16,21,00,000/-</b>

Rs. 16,21,00,000/- (Rupees Sixteen Crore Twenty One Lakhs) only

1. Nikhil Bagaria

Sudhir Parik  
Sudhir Parik  
Sudhir Parik  
Sudhir Parik

2. Nand Lal

SIGNATURE OF THE VENDORS / LAND OWNERS



*[Signature]*  
Addl. District Sub-Registrar  
Bihannagar, (Salt Lake City)

10 AUG 2022

**SPECIMEN FORM FOR TEN FINGERPRINTS**

Signature of the  
executants/  
presentants



*Judhuchand*



*Sudh. Prish*



*Sudh. Prish*

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



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Bidhannagar, (Salt Lake City)

10 AUG 2022

**SPECIMEN FORM FOR TEN FINGERPRINTS**

Signature of the  
executants/  
presentants



*[Handwritten signature]*



*Aayush Technical.*



*[Handwritten signature]*

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



  
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SITE PLAN OF A LAND WITH EXT. II - STD. & III STD. BUILDING IN RESPECT OF  
HOLDING NO. - 1043, BANGUR AVENUE, WARD NO. - 29, MOUZA - KRISHNAPUR(O),  
SHYAM NAGAR(N), J. L. NO. - 17(O), 32/20 (N), C. S KHATIAN NO. - 5, 6, 7, 11, 139, C. S DAG  
NO. - 1321/ 1338, 1339, R. S. KHATIAN NO. - 507, 726, 426, R. S. DAG NO. - 472, 473, 474, C.  
S. PLOT NO. - 1321/ 1338, 1321/1339, P. S. - LAKE TOWN, DIST. - 24 PARGANAS(N), UNDER  
SOUTH DUM DUM MUNICIPALITY.

**TOTAL AREA OF LAND = 1 B - 0 K - 10 CH - 04 SFT.**

TOTAL COVERED AREA OF TWO STORIED BUILDING

GR. FLOOR OF BLOCK A = 2900 SFT.

1ST. FLOOR OF BLOCK A = 3200 SFT.

TOTAL COVERED AREA OF THREE STORIED BUILDING

GR. FLOOR OF BLOCK B = 2000 SFT.

1ST. FLOOR OF BLOCK B = 2200 SFT.

2ND. FLOOR OF BLOCK B = 2200 SFT.

17 *Sudhanshu Kumar*  
 27 *Sudhanshu Kumar*  
 37 *Sudhanshu Kumar*  
 47 *Sudhanshu Kumar*

**SIG. OF VENDOR**

**SALASAR SHYAM PROJECTS LLP**

*Aayush Tewari*

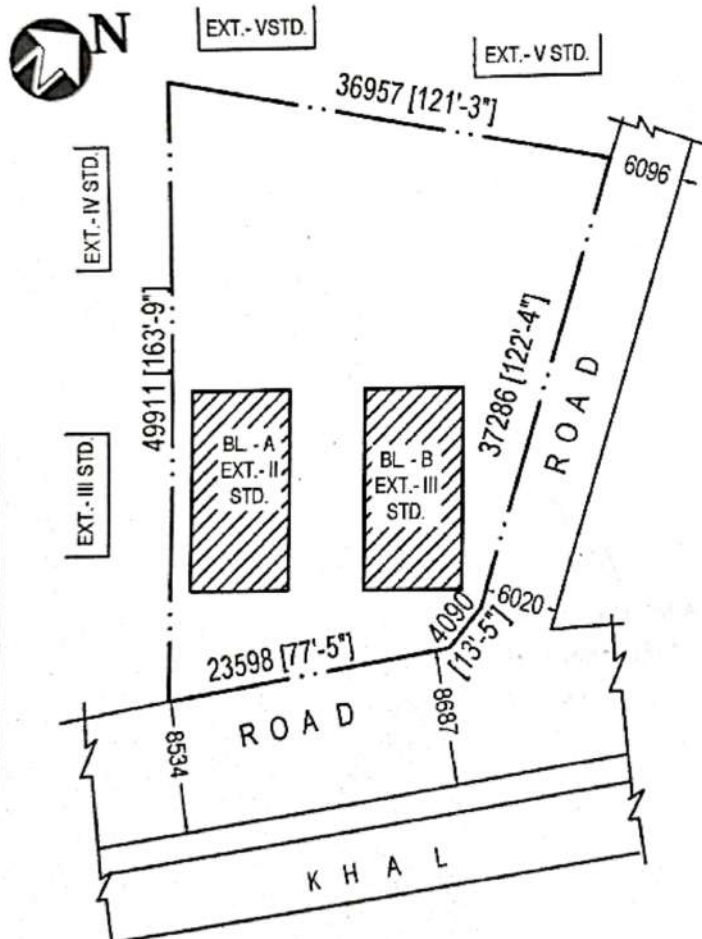
Partner

**SALASAR SHYAM PROJECTS LLP**

*[Signature]*

Partner

**SIG. OF PURCHASER**



**SITE PLAN**

(SCALE - 1" = 48'-0")

**DRAWN BY**

SAJASAR SHYAM PROJECTS LP



SAJASAR SHYAM PROJECTS LP

Project

3/

Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

10 AUG 2022

NC-726




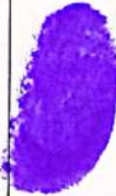
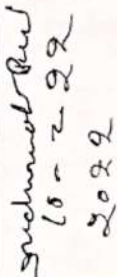

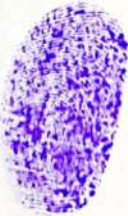
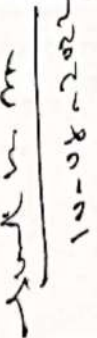
Government of West Bengal

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

OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas


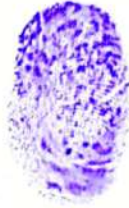







Signature / LTI Sheet of Query No/Year 15048002210823/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Indumati Parik 111 Bangur Avenue, Block/Sector: C, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055	Seller			 10-08-2022
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Sunil Kumar Parik 111 Bangur Avenue, Block/Sector: C, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055	Seller			 10-08-2022



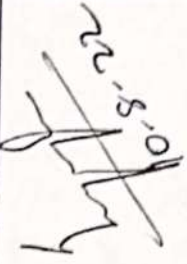


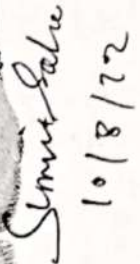


I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri Sudhir Parik 111 Bangur Avenue, Block/Sector: C, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055	Seller			 10/08/2022
4	Shri Pradeep Parik 111 Bangur Avenue, Block/Sector: C, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055	Seller			 10.08.2022
5	Mr Aayush Tekriwal 227, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089	Representative of Buyer [SALASA R SHYAM PROJECT S LLP ]			 10.08.2022



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr Sanjay Puri 266, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055	Representative of Buyer [SALASAR SHYAM PROJECT S LLP]			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sumit Saha Son of Late Ashok Saha 12/2, Old Post Office Street, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	Smt Indumati Parik, Shri Sunil Kumar Parik, Shri Sudhir Parik, Shri Pradeep Parik, Mr Aayush Tekriwal, Mr Sanjay Puri			



(Rita Lepcha)

ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
BIDHAN NAGAR  
North 24-Parganas, West  
Bengal



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

GRN Details

GRN: 192022230089001491 Payment Mode: Online Payment  
GRN Date: 02/08/2022 17:57:36 Bank/Gateway: State Bank of India  
BRN : CKU3734624 BRN Date: 02/08/2022 17:59:37  
Payment Status: Successful Payment Ref. No: 8002210823/3/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SANJAY PURI  
Address: 266, LAKE TOWN BLOCK-B KOL-700055  
Mobile: 9830112905  
Depositor Status: Buyer/Claimants  
Query No: 8002210823  
Applicant's Name: Mr Aditi Chatterjee  
Address: A.D.S.R. BIDHAN NAGAR  
Office Name: A.D.S.R. BIDHAN NAGAR  
Identification No: 8002210823/3/2022  
Remarks: Sale, Sale after registered sale agreement without possession Payment No 3

Handwritten: 3346/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	8002210823/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	1621019
<b>Total</b>				<b>1621019</b>

IN WORDS: SIXTEEN LAKH TWENTY ONE THOUSAND NINETEEN ONLY.



## Major Information of the Deed

Deed No :	I-1504-03346/2022	Date of Registration	12/08/2022
Query No / Year	1504-8002210823/2022	Office where deed is registered	
Query Date	20/07/2022 3:44:20 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Aditi Chatterjee High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836042313, Status : Advocate		
Transaction	Additional Transaction		
[0105] Sale, Sale after registered sale agreement without possession	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 16,21,00,000/-	Rs. 16,21,00,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:23)	Rs. 16,21,019/- (Article:A(1), E)		
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 150400642/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-c, Mouza: ShyamNagar, Pin Code : 700055

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-1339	LR-139	Bastu	Bastu	6 Katha 8 Chatak	4,85,60,000/-	4,85,60,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-473	LR-726	Bastu	Bastu	3 Katha 1 Chatak	2,14,97,000/-	2,14,97,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-472	LR-507	Bastu	Bastu	2 Katha 6 Chatak 42 Sq Ft	1,77,01,000/-	1,77,01,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-474	LR-507	Bastu	Bastu	4 Katha 15 Chatak 28 Sq Ft	3,73,62,000/-	3,73,62,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-473	LR-726	Bastu	Bastu	3 Katha 10 Chatak 24 Sq Ft	2,62,93,000/-	2,62,93,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>34.0404Dec</b>	<b>1514,13,000 /-</b>	<b>1514,13,000 /-</b>	
		<b>Grand Total :</b>			<b>34.0404Dec</b>	<b>1514,13,000 /-</b>	<b>1514,13,000 /-</b>	







**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5	6100 Sq Ft.	52,15,000/-	52,15,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2900 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 3200 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1, L2, L3, L4, L5	6400 Sq Ft.	54,72,000/-	54,72,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2200 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2200 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>12500 sq ft</b>	<b>106,87,000 /-</b>	<b>106,87,500 /-</b>	

**Seller Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<p><b>Smt Indumati Parik</b>                      Wife of Late Shiv Kumar Parik 111 Bangur Avenue, Block/Sector: C, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxx1N, Aadhaar No Not Provided by UIDAI, Status : Individual, Executed by: Self, Date of Execution: 10/08/2022                      , Admitted by: Self, Date of Admission: 10/08/2022 , Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2022                      , Admitted by: Self, Date of Admission: 10/08/2022 , Place : Pvt. Residence</p>
2	<p><b>Shri Sunil Kumar Parik</b>                      Son of Late Shiv Kumar Parik 111 Bangur Avenue, Block/Sector: C, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxx6N, Aadhaar No Not Provided by UIDAI, Status : Individual, Executed by: Self, Date of Execution: 10/08/2022                      , Admitted by: Self, Date of Admission: 10/08/2022 , Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2022                      , Admitted by: Self, Date of Admission: 10/08/2022 , Place : Pvt. Residence</p>



**Shri Sudhir Parik**

Son of Late Shiv Kumar Parik 111 Bangur Avenue, Block/Sector: C, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AGxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022  
 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2022  
 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence

**4 Shri Pradeep Parik**

Son of Late Shiv Kumar Parik 111 Bangur Avenue, Block/Sector: C, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022  
 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2022  
 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SALASAR SHYAM PROJECTS LLP</b> Natural City , 6th Floor , Shyamnagar Road, Block/Sector: J, Flat No: 6B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, PAN No.:: AExxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Aayush Tekriwal (Presentant)</b> Son of Shri Dwarka Prasad Tekriwal 227, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx9K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SALASAR SHYAM PROJECTS LLP (as PARTNERS)
2	<b>Mr Sanjay Puri</b> Son of Late Raj Kumar Puri 266, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx7L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SALASAR SHYAM PROJECTS LLP (as PARTNERS)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sumit Saha</b> Son of Late Ashok Saha 12/2, Old Post Office Street, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Smt Indumati Parik, Shri Sunil Kumar Parik, Shri Sudhir Parik, Shri Pradeep Parik, Mr Aayush Tekriwal, Mr Sanjay Puri





## Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-c, Mouza: ShyamNagar, Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1339, LR Khatian No:- 139		Owner Name not selected by applicant.
L2	LR Plot No:- 473, LR Khatian No:- 726		Owner Name not selected by applicant.
L3	LR Plot No:- 472, LR Khatian No:- 507		Owner Name not selected by applicant.
L4	LR Plot No:- 474, LR Khatian No:- 507		Owner Name not selected by applicant.
L5	LR Plot No:- 473, LR Khatian No:- 726		Owner Name not selected by applicant.



On 20-07-2022

**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 16,21,00,500/-

Rita Lepcha  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
North 24-Parganas, West Bengal

On 10-08-2022

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

Presented for registration at 20:36 hrs on 10-08-2022, at the Private residence by Mr Aayush Tekriwal ,.

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

Execution is admitted on 10/08/2022 by 1. Smt Indumati Parik, Wife of Late Shiv Kumar Parik, 111 Bangur Avenue, Sector: C, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife, 2. Shri Sunil Kumar Parik, Son of Late Shiv Kumar Parik, 111 Bangur Avenue, Sector: C, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Retired Person, 3. Shri Sudhir Parik, Son of Late Shiv Kumar Parik, 111 Bangur Avenue, Sector: C, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Retired Person, 4. Shri Pradeep Parik, Son of Late Shiv Kumar Parik, 111 Bangur Avenue, Sector: C, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Retired Person

Indetified by Mr Sumit Saha, , , Son of Late Ashok Saha, 12/2, Old Post Office Street, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

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

Execution is admitted on 10-08-2022 by Mr Aayush Tekriwal, PARTNERS, SALASAR SHYAM PROJECTS LLP, Natural City , 6th Floor , Shyamnagar Road, Block/Sector: J, Flat No: 6B, City:- Not Specified, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Mr Sumit Saha, , , Son of Late Ashok Saha, 12/2, Old Post Office Street, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Execution is admitted on 10-08-2022 by Mr Sanjay Puri, PARTNERS, SALASAR SHYAM PROJECTS LLP, Natural City , 6th Floor , Shyamnagar Road, Block/Sector: J, Flat No: 6B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Mr Sumit Saha, , , Son of Late Ashok Saha, 12/2, Old Post Office Street, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Rita Lepcha  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
North 24-Parganas, West Bengal

On 12-08-2022

**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.





#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,21,019/- ( A(1) = Rs 16,21,005/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 16,21,019/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 02/08/2022 5:59PM with Govt. Ref. No: 192022230089001491 on 02-08-2022, Amount Rs: 16,21,019/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKU3734624 on 02-08-2022, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 0/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 071982, Amount: Rs.100/-, Date of Purchase: 27/07/2022, Vendor name: Sipra Dey  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 02/08/2022 5:59PM with Govt. Ref. No: 192022230089001491 on 02-08-2022, Amount Rs: 0/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKU3734624 on 02-08-2022, Head of Account



Rita Lepcha

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
North 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1504-2022, Page from 139466 to 139500  
being No 150403346 for the year 2022.



Digitally signed by RITA LEPCHA DAS  
Date: 2022.08.16 13:11:01 +05:30  
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/08/16 01:11:01 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)