

14420/2023

I-12655/23



पश्चिम बंगाल WEST BENGAL

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21 2293660/23



7-45A/W
7-45A/W
14/9/23

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Certified that the Document is admitted to
Registration. The Signature Sheet and the
enforcement sheets of this document
are the parts of this document.

Additional Registrar
of Assurances II, Kolkata

18 SEP 2023

DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE IS MADE ON THIS 14TH DAY
OF SEPTEMBER TWO THOUSAND TWENTY THREE (2023);**

BETWEEN

Visit Case No. 2992 at 13 ⁹/₂₃.
J (1)... 250/-
J (2)... 800/-
Total
Realised Rs.....

75787

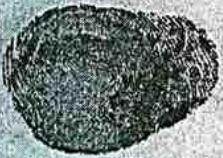
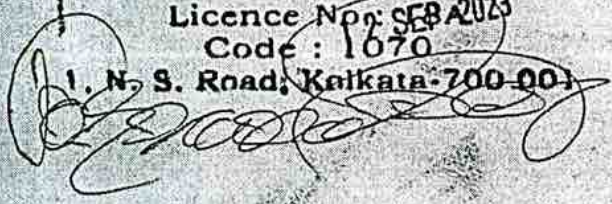
No. _____ Sold to SRG Infinity Developers LLP
Address _____ 23K, Motilal Basak Lane,
Rs. _____ Phool Bagan, 24pgs (S) - 54
Date _____

SIPRA DEY

Licence No: SEP 2023
Code: 1070

12 SEP 2023

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



9096



REGISTRAR
OF COMPANIES, KOLKATA
14 SEP 2023








Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19022002293660/2023







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
1.	Mr GAUTAM GHOSH 21/1A, N. S. C. BOSE ROAD, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700047	Seller		9096 	 14/09/23
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.	Mr GAUTAM GHOSH 23/1A, N. S. C. BOSE ROAD, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700047	Attorney of Seller [Mrs SURABHI GHOSH] ,[Mr VAIBHAV GHOSH] ,[Mr ANUBHA V. GHOSH]			 14/09/23

Query No:-19022002293660/2023, 13/09/2023 02:06:47 PM KOLKATA (A.R.A. - II)

Page 2 of 3

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	Mr MANISH YADAV 576, SECTOR 28, City:- P.O.- FARIDABAD SECTOR XXIX, P.S:- FARIDABAD KOTWALI, District:-Faridabad, Haryana, India, PIN:- 121008	Representative of Buyer [SRG INFINITY DEVELOPERS LLP]		9097 	 14/09/2023
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr BISWAJIT BHUNIA Son of Mr SUDHIR BHUNIA VILLAGE BATNAN, City:- , P.O.- GOPINATHPUR, P.S.-Chandipur, District:-Purba Midnapore, West Bengal, India, PIN:- 721633	Mr GAUTAM GHOSH, Mr GAUTAM GHOSH, Mr MANISH YADAV		9098 	 14/09/2023

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
II KOLKATA
Kolkata, West Bengal

Query No:-19022002293660/2023, 13/09/2023 02:06:47 PM KOLKATA (A.R.A. - II)

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



192023240216470222

GRN Details

GRN: 192023240216470222 Payment Mode: Counter Payment
GRN Date: 12/09/2023 14:16:12 Bank/Gateway: ICICI Bank
BRN : 2006849557 BRN Date: 12/09/2023 15:01:07
GRIPS Payment ID: 120920232021647021 Payment Init. Date: 12/09/2023 14:16:12
Payment Status: Successful Payment Ref. No: 2002293660/4/2023
[Query No*/Query Year]

Depositor Details

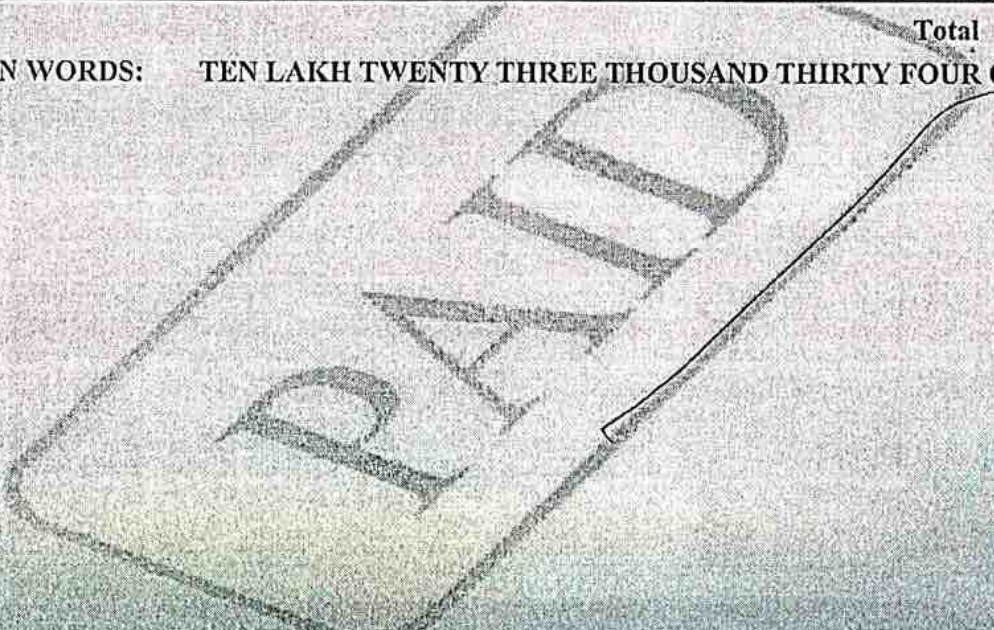
Depositor's Name: Mr V K Bihani And Associates
Address: A/50/0202, Spandan, Shukhobrishti, AA III, New Town, Kolkata, 700156
Mobile: 9830006042
Email: bihanivikram@gmail.com
Period From (dd/mm/yyyy): 12/09/2023
Period To (dd/mm/yyyy): 12/09/2023
Payment Ref ID: 2002293660/4/2023
Dept Ref ID/DRN: 2002293660/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002293660/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	845020
2	2002293660/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	170014
3	2002293660/4/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	8000

Total 1023034

IN WORDS: TEN LAKH TWENTY THREE THOUSAND THIRTY FOUR ONLY.



(1) MR. GAUTAM GHOSH (PAN No. ADEPG0463E and AADHAAR No. 410579597867), son of Late Sailaja Kumar Ghosh, by nationality Indian, by faith Hindu, by occupation Retired, residing at Premises No. 23/1A, N. S. C. Bose Road, Post Office Naktala, Police Station Patuli (presently Netaji Nagar), District 24 Parganas (South), Kolkata 700 047, West Bengal, **(2) MRS. SURABHI GHOSH (PAN No. AOUPG6810Q and AADHAAR No. 784325363049)**, wife of Mr. Gautam Ghosh, by nationality Indian, by faith Hindu, by occupation Housewife, residing at Premises No. 23/1A, N. S. C. Bose Road, Post Office Naktala, Police Station Patuli (presently Netaji Nagar), District 24 Parganas (South), Kolkata 700 047, West Bengal, duly represented by her constituted attorney namely, **MR. GAUTAM GHOSH (PAN No. ADEPG0463E & AADHAAR No. 410579597867)**, son of Late Sailaja Kumar Ghosh, by nationality Indian, by faith Hindu, by occupation Retired, residing at Premises No. 23/1A, N. S. C. Bose Road, Post Office Naktala, Police Station Patuli (presently Netaji Nagar), District 24 Parganas (South), Kolkata 700 047, West Bengal, vide General Power of Attorney dated 17th May 2023 and duly registered on 19th May 2023 with the office of the Additional Registrar of Assurances II at Kolkata, West Bengal and the same is recorded in Book No. I, Volume No. 1902-2023, Pages from 208082 to 208102, Being No. 190206651 for the year 2023 **(3) MR. VAIBHAV GHOSH (PAN No. BZRPG3814M & AADHAAR No. 623879993888)**, son of Mr. Gautam Ghosh, by nationality Indian, by faith Hindu, by occupation Private Service, presently residing at Premises No. 111, Davisville Ave., Apartment 1018, Toronto, Ontario, M4S 1G5, Canada and permanent resident of Premises No. 23/1A, N. S. C. Bose Road, Post Office Naktala, Police Station Patuli (presently Netaji Nagar), District 24 Parganas (South), Kolkata 700 047, West Bengal, duly represented by his constituted attorney namely, **MR. GAUTAM GHOSH (PAN No. ADEPG0463E & AADHAAR No. 410579597867)**, son of Late Sailaja Kumar Ghosh, by nationality Indian, by faith Hindu, by occupation Retired, residing at Premises No. 23/1A, N. S. C. Bose Road, Post Office Naktala, Police Station Patuli (presently Netaji Nagar), District 24 Parganas (South), Kolkata 700 047, West Bengal, vide General Power of Attorney dated 14th March 2023 vide Reference No. 36007, duly apostilled by Mr. Upendra Singh Negi, Consul, Consulate General of India, Toronto, Canada on 30th March, 2023 and the same is attested by the Stamp Superintendent Kolkata Collectorate, West Bengal on 19th May 2023 and

(4) MR. ANUBHAV GHOSH (PAN No. ASSPG2335G; SINGAPORE PASSPORT No. K2157560H & OCI No. A2931524), son of Mr. Gautam Ghosh, by nationality Singapore, by faith Hindu, by occupation Private Service, presently residing at Premises No. A 37-03, Seni Mont Kiara, 2A, Changkat Duta Kiara, Selangor, Kuala Lumpur 50480, Malaysia and having Indian address at Premises No. 23/1A, N. S. C. Bose Road, Post Office Naktala, Police Station Patuli (presently Netaji Nagar), District 24 Parganas (South), Kolkata 700 047, West Bengal, duly represented by his constituted attorney namely, **MR. GAUTAM GHOSH (PAN No. ADEPG0463E & AADHAAR No. 410579597867)**, son of Late Sailaja Kumar Ghosh, by nationality Indian, by faith Hindu, by occupation Retired, residing at Premises No. 23/1A, N. S. C. Bose Road, Post Office Naktala, Police Station Patull (presently Netaji Nagar), District 24 Parganas (South), Kolkata 700 047, West Bengal, vide General Power of Attorney dated 17th May 2023 and duly registered on 19th May 2023 with the office of the Additional Registrar of Assurances II at Kolkata, West Bengal and the same is recorded in Book No. I, Volume No. 1902-2023, Pages from 208082 to 208102, Being No, 190206651, hereinafter all referred to as the **"LAND OWNERS/VENDORS"** (which expression unless excluded by or repugnant to the context shall deem to include their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART**

AND

M/S. SRG INFINITY DEVELOPERS LLP (PAN No. ACQFS4248G, GST No. 19ACQFS4248G2ZK & LLP IDENTIFICATION No. AAC-6543), a limited liability partnership duly registered under the provisions of the Limited Liability Partnership Act, 2008, having its office at Premises No. 23K, Motilal Basak Lane, Post Office Kankurgachi, Police Station Phool Bagan, District 24 Parganas (South), Kolkata 700 054, West Bengal, duly represented by one of its Partner namely, **MR. MANISH YADAV (PAN No. ABDPY2621D; AADHAAR No. 942724284798 & DIN 08630240)**, son of Mr. Trilok Singh Yadav, by nationality Indian, by faith Hindu, by occupation Business, resident of House No. 576, Sector 28, Post Office Faridabad Sector 29, Police Station Faridabad Kotwali, District Faridabad, Pin Code 121 008, Haryana, hereinafter referred to as the **"PURCHASER"** (which expression shall

unless it be repugnant to the context and/or meaning thereof, mean and include its partners, executors, administrators and successors) of the **OTHER PART**.

WHEREAS: -

1. By virtue of a Deed of Conveyance dated 14th March, 2001 duly registered with the office of Additional District Sub-Registrar at Sonarpur, in the District of 24 Parganas (South), West Bengal and the same was duly recorded in Book No. I, Volume No. 69, Pages from 322 to 345, Being No. 04106 for the year 2001, in which Ajit Dutta, Durga Charan Dutta, Chandi Charan Dutta, Parbati Dutta, Anuradha Chakraborty, Pradip Dutta, Prabir Dutta, Subir Dutta, Asish Dutta, Sandhyarani Dutta, Anil Kumar Dutta, Sunil Kumar Dutta, Sushil Kumar Dutta, Tarubala Dutta, Lilarani Ghosh, Nihar Bala Dutta, Sushanta Dutta, Sishir Kumar Dutta, Prasanta Dutta, Ranjit Dutta, Bimal Dutta, Ramesh Dutta, Rekharani Bose, Shankari Chowdhury, Ashim Dey, Sudhir Dutta, Satyendra Nath Dutta, Sanat Dutta, Sekhar Dutta, Shankar Dutta, Sanjit Dutta, Achintya Dey, Sukumar Dutta, Binapani Dutta, Shobha Bhattacharya, Suprabha Ghosh, Arpan Dutta, Prabhat Dutta, Ashit Dutta, Amiya Dutta, Manimala Dutta and Anjali Ghosh had sold, transferred, conveyed, devised, demised, alienated and gave unto and in favor of Mr. Gautam Ghosh, Mrs. Surabhi Ghosh, Mr. Vaibhav Ghosh and Mr. Anubhav Ghosh the **ALL THAT** the piece and parcel of Bastu land admeasuring 1 Bigha, 4 Cottahs and 3 Chittacks, equivalent to 40 (Forty) Decimals, be the same a little more or less, together with structure standing thereon lying and situated at Pargana Baridhati, Mouza Kodalia, comprised in J. L. No. 35, R. S. No. 146, Touzi No. 120, R. S. Dag No. 226, L. R. Dag No. 289, District 24 Parganas (South), Police Station and Sub-Registry Office at Sonarpur, Ward No. 20, within the ambit of Rajpur-Sonarpur Municipality, more fully and particularly described **FIRST SCHEDULE** property hereunder written and/or given for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

2. The said Mr. Gautam Ghosh, Mrs. Surabhi Ghosh, Mr. Vaibhav Ghosh and Mr. Anubhav Ghosh became the joint co-owners and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said **ALL THAT** the piece and parcel of Bastu land admeasuring 1 Bigha, 4 Cottahs and 3 Chittacks, equivalent to 40 (Forty) Decimals, be the same a little more or less, together with structure standing thereon lying and situated at Pargana Baridhati, Mouza Kodalia, comprised in J. L. No. 35, R. S. No. 146, Touzi No. 120, R. S. Dag No. 226, L. R. Dag No. 289, District 24 Parganas (South), Police Station and Sub-Registry Office at Sonarpur, Ward No. 20, within the ambit of Rajpur-Sonarpur Municipality, more fully and particularly described **FIRST SCHEDULE** property hereunder written and/or given and enjoyed the right, title and interest thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever and they duly mutated their name with records maintained with the B. L. & L. R. O. concerned corresponding to L. R. Khatian Nos. 5151, 5152, 5153 and 5154.
3. The said Mr. Gautam Ghosh, Mrs. Surabhi Ghosh, Mr. Vaibhav Ghosh and Mr. Anubhav Ghosh had got their names mutated in respect of their respective property being **ALL THAT** the piece and parcel of Bastu land admeasuring 1 Bigha, 4 Cottahs and 3 Chittacks, equivalent to 40 (Forty) Decimals, be the same a little more or less, together with structure standing thereon lying and situated at Pargana Baridhati, Mouza Kodalla, comprised in J. L. No. 35, R. S. No. 146, Touzi No. 120, R. S. Dag No. 226, L. R. Dag No. 289, District 24 Parganas (South), Police Station and Sub-Registry Office at Sonarpur, Ward No. 20, within the ambit of Rajpur-Sonarpur Municipality, in the records of the Rajpur-Sonarpur Municipality and the said property of the said Gautam Ghosh, Surabhi Ghosh, Vaibhav Ghosh and Anubhav Ghosh had been assessed as Holding No. 12, Swarnakar Para Road (Kodalia), Kolkata 700 148, being Assessment No. 1104302137986 and they have been regularly

paying the rates, taxes and outgoings to the said Rajpur-Sonarpur Municipality.

4. The said Mr. Gautam Ghosh, Mrs. Surabhi Ghosh, Mr. Vaibhav Ghosh and Mr. Anubhav Ghosh, had unanimously decided to erect and construct a building on the said **ALL THAT** the piece and parcel of Bastu land admeasuring 1 Bigha, 4 Cottahs and 3 Chittacks, equivalent to 40 (Forty) Decimals, be the same a little more or less, together with structure standing thereon lying and situated at Pargana Baridhati, Mouza Kodalia, comprised in J. L. No. 35, R. S. No. 146, Touzi No. 120, R. S. Dag No. 226, L. R. Dag No. 289, District 24 Parganas (South), Police Station and Sub-Registry Office at Sonarpur, Ward No. 20, within the ambt of Rajpur-Sonarpur Municipality, being Holding No. 12, Swarnakar Para Road (Kodalla), Kolkata 700 148, for better benefit and profit through a Developer since the said have no financial capacity and as such the abovenamed Land Owners had invited offers from the intending Developer cum Promoter for developing of the said landed property, inter alia on the terms that the Land Owners will be provided and/or allotted finished constructed area in the proposed 8 storied i.e., a Ground Plus 7 Storied building to be constructed as per the building sanction plan to be approved and sanctioned by the local municipality consisting of finished flats/units/shops/parking and the proportionate share in the land and cash consideration and the Developer will be provided and/or allocated finished constructed of the proposed building to be constructed as per the building sanction plan to be approved and sanctioned by the local municipality consisting of finished flats/units/shops/parking and the proportionate share in the land of the said premises and the Developer will be at liberty to sell his/her/their/its allocated area of the building consisting of flats/units/shops/parking and the proportionate share in the land to any intending purchaser/s. The entire cost of consideration of the building to be borne by the Developer alone. The construction of the building shall be completed within a stipulated period from the date of the sanction of the building sanction plan.

5. Then, one M/s. SRG Infinity Developers LLP, the Developer therein and the Purchaser herein, approached the said abovenamed Land Owners and gave proposal to them to develop and construct a multistoried building which is to be constructed as per the building sanction plan to be approved and sanctioned by the local municipal authority consisting of finished flats/units/shops/parking and etc.
6. The Developer being fully satisfied with the land owners rights and title on the said property hereinabove mentioned, entered into a Development Agreement dated 26th September, 2014 duly registered with the office of the District Sub-Registrar IV at Alipore, in the District of 24 Parganas (South), West Bengal and the same was duly recorded in the Book No. I, C. D. Volume No. 42, Pages from 2158 to 2194, Being No. 07551 for the year 2014 and then after a Notarized Supplementary Agreement dated 29th September, 2014 to develop and promote a multistoried building and then after sale those said units as agreed in the said Agreement erstwhile upon the said land and premises being Holding No. 12, Swarnakar Para Road (Kodalia), Kolkata 700 148.
7. The said Land Owners herein have also executed a Development Power of Attorney after registered Development Agreement dated 18th July, 2016 in the office of the District Sub-Registrar IV at Alipore, in the District of 24 Parganas (South), West Bengal and the same was duly recorded in the Book No. I, Volume No. 1604-2016, Pages from 124747 to 124776, Being No. 160404612 for the year 2016 unto and in favor of M/s. SRG Infinity Developers LLP.
8. In pursuance to the Development Agreement dated 26th September, 2014 and the Notarized Supplementary Development Agreement dated 29th September 2014, the Developer therein being the Purchaser herein has already paid to the Land Owners a sum of Rs.1,35,00,000/- (Rupees One Crore and Thirty-Five Lac) only.
9. It is pertinent to mention here that a sum of Rs.1,35,00,000/- (Rupees One Crore and Thirty-Five Lac) only already paid as an adjustable amount being

the non-refundable money by the Purchaser to the Land Owners, at the time of the execution of the registered Agreement dated 26th September, 2014 and the Notarized Supplementary Agreement dated 29th September, 2014, duly mentioned in the Clause A(e) of the said Notarized Supplementary Agreement dated 29th September, 2014 under the head "Landowners Allocation", and unsecured loans of Rs.3,00,000/- (Rupees Three Lac) only and Rs.7,00,000/- (Rupees Seven Lac) only made on 1st April, 2022 and 19th December, 2022 respectively, total amounting to Rs.1,45,00,000/- (Rupees One Crore and Forty Five Lac Only) have been treated as the part sale consideration of the **SCHEDULE** Property and the same is in effect from the execution and/or registration of this Deed of Conveyance.

10. As per the terms enumerated in the said Development Agreement dated 26th September, 2014, the Developer have started with the construction of the said multistoried building as per the Building Sanction Plan No. 1375/Rev/CB/20/07 dated 4th January 2016 and then after the same had been revalidated on 4th January, 2021 duly approved and sanctioned by the Rajpur-Sonarpur Municipality.
11. Now with the time efflux and the slow work progress has turned into an estrangement in between the Land Owners and the Developer. In outcome of the said nature, the Land Owners herein are desirous of selling, alienating, transferring, demising, devising and granting the said **SCHEDULE** property hereunder written and/or given, on "as is where is basis", the same has been approved by the Developer who is now the Purchaser herein for its purchase and have agreed about to pay a settled full and final consideration as negotiated in between them after adjusting the earlier payments received by the said Land Owners herein. The parties of the First/One part and the party of the Second/Other Part, i.e., the Land Owners herein and the Purchaser herein are now executing the Deed of Conveyance in respect to the **SCHEDULE** property hereunder written and/or given, and hence the amount already paid is being treated as part of sale consideration. The applicable TDS on the entire sale consideration of Rs.1,70,00,000/- (Rupees One Crore and Seventy Lac) only has been deducted by the Purchaser and

had been deposited in the respective TAN/PAN accounts of the Land Owners with the Income Tax department.

12. The Purchaser herein had requested the said Land Owners to execute and register a Deed of Conveyance in respect of the said **SCHEDULE** property hereunder written and/or given and the said Land Owners herein are hereby executing these presents in respect of the said **SCHEDULE** property hereunder written and/or given together with the plinth area being constructed and standing thereon unto and in favor of the said Purchaser herein.
13. In the meanwhile, one of the Land Owner/s namely, Mr. Vaibhav Ghosh have executed a General Power of Attorney dated 14th March 2023 vide Reference No. 36007, duly apostilled by Mr. Upendra Singh Negi, Consul, Consulate General of India, Toronto, Canada on 30th March, 2023 and the same is attested by the Stamp Superintendent Kolkata Collectorate, West Bengal on 19th May 2023 unto and in favor of Mr. Gautam Ghosh, to represent and sign on his behalf in the Deed of Conveyance to be executed against the said **SCHEDULE** property hereunder written and/or given.
14. Then after, other two Land Owner/s namely, Mrs. Surabhi Ghosh and Mr. Anubhav Ghosh have jointly executed a General Power of Attorney dated 17th May 2023 and duly registered on 19th May 2023 with the office of the Additional Registrar of Assurances II at Kolkata, West Bengal and the same is recorded in Book No. I, Volume No. 1902-2023, Pages from 208082 to 208102, Being No, 190206651 for the year 2023 unto and in favor of Mr. Gautam Ghosh, to represent and sign on behalf of them in the Deed of Conveyance to be executed against the said **SCHEDULE** property hereunder written and/or given.
15. At or before the execution of these presents the Land Owners/Vendors assured and represented to the Purchaser as follows which has been relied upon fully by the Purchaser:

- (i) The Land Owners are seized and possessed of or otherwise well and sufficiently entitled to the said **SCHEDULE** property hereunder written and/or given being hereby conveyed as the absolute co-owners with a marketable title in respect thereof;
- (ii) The said **SCHEDULE** property hereunder written and/or given is free from all encumbrances, charges, liens, lispendences, attachments, trusts, mortgages, whatsoever and/or howsoever;
- (iii) No suits or legal proceedings or prohibitory orders are pending or subsisting in respect of the said **SCHEDULE** property hereunder written and/or given or any part thereof;
- (iv) The said **SCHEDULE** property hereunder written and/or given or any part thereof is not subject to any notice of attachment under the Income Tax Act or Under Public Demands Recovery Act or under and other Act or Statute or Rules and Regulations;
- (v) Any Notice or Acquisition or requisition does not affect the said **SCHEDULE** property hereunder written and/or given nor there is any bar legal or otherwise in the said Land Owners in selling the said **SCHEDULE** property hereunder written and/or given to the Purchaser;
- (vi) The freehold interest and/or ownership interest of the said Land Owners in the said **SCHEDULE** property hereunder written and/or given does not stand mortgaged or encumbered or agreed to be mortgaged by the said Land Owners by way of security or additional security and/or collateral security and/or otherwise in favor of any Bank and/or any Financial Institution or any person, firm company or government undertaking or anybody else whomsoever to secure

repayment of any other loan taken or to be taken by the said Land Owners for any purpose whatsoever and/or howsoever;

(vii) The Land Owners has not entered into any Agreement for Sale and/or Transfer in respect of the said **SCHEDULE** property hereunder written and/or given or any part thereof with anyone except the Purchaser herein and the said Development Agreement dated 26th September, 2014; the Notarized Supplementary Agreement dated 29th September, 2014 and the Development Power of Attorney after registered Development Agreement dated 18th July, 2016 made and executed in between the said Land Owners and the Purchaser herein (who is the Developer therein) entirely supersedes to these presents;

(viii) All municipal rates taxes and outgoing payable in respect of the said **SCHEDULE** property hereunder written and/or given are meant to be kept up to date and/or paid on and/or before the execution of these presents have been duly paid and discharged by the Land Owners and in respect of any outstanding rates taxes and outgoing the Land Owners/Vendor shall keep the Purchaser Indemnified against all actions suits proceedings and costs charges and expenses in respects of the said **SCHEDULE** property hereunder written and/or given up to the date of execution of these presents;

(ix) There are no tenants and/or occupiers at the said **SCHEDULE** property hereunder written and/or given or any part thereof; and

(x) That the recitals of title mentioned hereinbefore are true and factual and the Land Owners has not suppressed any facts relating to the title of the said premises and/or the said **SCHEDULE** property hereunder written and/or given and there are no other incidents relating to the title of the said premises and/or the said **SCHEDULE** property

hereunder written and/or given other than those that are recited hereinabove.

16. Relying on the above made representation made by the Land Owners and believing the same to be true the Purchaser had from time to time made payments of the entire consideration amount as agreed in between them.

17. So as to reduce in writing the covenants, conditions, stipulations, specifications and terms in connection with the finalization of the sale and purchase of the **SCHEDULE** property hereunder written and/or given these presents is executed herein by and between the Land Owners herein and the Purchaser herein.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in consideration of the sum of **Rs.1,70,00,000/- (Rupees One Crore and Seventy Lac)** only paid by the Purchaser herein, to the Land Owners herein, at or before the execution of these presents, the receipt whereof the Land Owners herein, doth hereby admit and acknowledge by the instant paragraph and also by a memorandum of consideration hereunder written and/or given and of and from the same and every part thereof sale, transfer, convey, acquit, release, exonerate, discharge, demise, devise, grant, provide and give the Purchaser herein, their successors-in-interests and assigns, the said property doth hereby grant, transfer, convey, assign and assure forever to the Purchaser herein, their representatives, successors in interest, administrators, executors and assigns, free from all sorts of encumbrances, charges, liens, lispendences, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever and debts and adverse claims whatsoever and **ALL THAT** the **SCHEDULE** property **AND HOWSOEVER OTHERWISE**, the said property and the proportionate share of land and any part thereof now are or is or at any time heretofore was situated butted, bounded, called, known, numbered, described or distinguished **TOGETHER WITH** all the areas, drains, water courses, ways, paths, passages, rights, lights, advantages, easements, privileges, emoluments appendages and appurtenances of the **SCHEDULE** property and **WHATSOEVER** belonging or in anywise appertaining

or usually held or enjoyed therewith or reputed to belong to or be appurtenances thereto and all the estates, interests, claims and demands whatsoever of the Land Owners herein, at law and in equity into, upon, over and concerning the said property or any part thereof **AND ALL** the reversion or reversions, remainder or remainders, issues and profits therefrom hereby granted or expressed or intended so to be unto and to the use of the Purchaser herein, its successors-in-interests and assigns absolutely and forever **TOGETHER WITH ALL** the writings whatsoever exclusively relating to or concerning the said property hereby granted, conveyed, transferred, alienated, granted and handed over which now are or hereinafter shall or may be in the custody, power, control, possession of the Land Owners herein, or any other person and persons from whom she may procure the same without any action or suit and **TO HAVE AND TO HOLD** the said property and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser herein, absolutely and forever free from all encumbrances, charges, attachments, liens, lispendenses, debts, attachments, hindrances, acquisitions, requisitions, dues and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Land Owners herein, or their ancestors or predecessors-in-title made done or executed or knowingly suffered to the contrary the Land Owners herein, are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or intended so to be unto and to the Purchaser herein, absolutely and forever free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments debts, dues, acquisitions, requisitions and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Land Owners herein, or their ancestors or predecessors in title made, done or executed or knowingly suffered to the contrary and the Land Owners herein, are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or intended so to be for a perfect and indefeasible estate of inheritance without any condition, use, trust or other thing whatsoever to alter encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed, matter or thing whatsoever aforesaid the Land Owners herein, have good right, full power and absolute authority and indefeasible right, title and interest and well and

sufficiently entitled to grant, transfer, convey, assign and assure the said property hereby granted and expressed so to be unto and to the use of the Purchaser herein, In the manner aforesaid and the Purchaser herein, Its successors-in-interests and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the Land Owners herein, or any person or persons lawfully and equitably claim under or in trust for the Land Owners herein, or their heirs, representatives, successors, administrators, executors and assigns and also free from all encumbrances, charges, attachments, liens, lispendenses, adverse claims, debts and hindrances whatsoever made or suffered by the Land Owners herein, their ancestors or predecessors-in-title. **AND FURTHER** the Land Owners herein, covenants with the Purchaser herein, Its successors-in-interests and assigns that the said property or any part thereof has not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any Scheme of the Government of India or the Government of West Bengal or any Development Authority or any Improvement Trust or the concerned authority. **AND** the Land Owners herein, and all person under them shall and will from time and at all times hereafter at the request and costs of the Purchaser herein, its successors-in-interests and assigns do and execute or cause to be done and executed such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said property unto and to the use of the Purchaser herein, Its successors-in-interests and assigns at all reasonable times upon prior notice and at the costs of the Purchaser herein and persons claiming under it and the Land Owners herein, shall take all reasonable steps and execute and register all relevant documents relating to the said property hereby conveyed.

IT IS HEREBY FURTHER DECLARED BY THE OWNERS/VENDORS HEREIN THAT:

1. The **SCHEDULE** property hereunder written and/or given is free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions, and requisitions whatsoever without any

interference, disturbance, and obstruction whatever from any person whomsoever and corner and manner whatever.

2. The Purchaser herein shall have the absolute and unfettered right, title and interest at and upon the **SCHEDULE** property hereunder written and/or given and is having full right, title and interest to alienate, transfer, demise, devise, grant and provide the same to any person whomsoever for valuable consideration/s with or without encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever as per the choice and discretion of the Purchaser herein.

3. The Purchaser herein shall have all the right, title and interest to mortgage and transfer the **SCHEDULE** property hereunder written and/or given permanently or otherwise unto and in favor of any person, body corporate, financial institution and others as per the choice and discretion of the Purchaser herein with or without encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever as per the choice and discretion of the Purchaser herein.

4. The Land Owners herein state and declare further that the Land Owners herein have delivered all the papers and documents relating to the **SCHEDULE** property hereunder written and/or given in original and photocopy whatsoever the case may be as per the applicability.

5. The Land Owners herein further declare and state that the Land Owners herein have not deposited any Original Title Deed/s and/or any title related property papers and documents in connection with the property herein conveyed, alienated, transferred, demised, devised, provided, and given hereby unto and in favour of the

Purchaser herein with the execution and registration of these presents in any financial institution by way of equitable mortgage against any loan, from any person, body corporate, financial institution and others encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of Bastu land admeasuring **1 (One) Bigha, 4 (Four) Cottahs and 3 (Three) Chittacks, equivalent to 40 (Forty) Decimals**, be the same a little more or less, together with a **plinth structure standing thereon of approximately 5,000 Square Feet**, on the **Ground Level**, having **Cemented Flooring**, be the same a little more or less, lying and situated at Pargana Baridhati, Mouza Kodalia, comprised in J. L. No. 35, R. S. No. 146, Touzi No. 120, R. S. Dag No. 226, L. R. Dag No. 289, L. R. Khatian Nos. 5151, 5152, 5153 and 5154, District 24 Parganas (South), Police Station and Sub-Registry Office at Sonarpur, now being Holding No. 12, Swarnakar Para Road, under Ward No. 20, within the ambit of Rajpur-Sonarpur Municipality, Police Station Sonarpur, District 24 Parganas (South), Kolkata 700 148, the said land is being butted and bounded by: -

ON THE NORTH : Land, being R. S. Dag No. 226.

ON THE SOUTH : Land, being R. S. Dag No. 216.

ON THE EAST : Land, being R. S. Dag No. 217; and

ON THE WEST : N. S. C. Bose Road and Swarnakar Para Road.

FOR SEELAS
CONSTITUTED ATTORNEY OF
MRS. DRABHI GHOSH
(1) MR. VAIBHAV GHOSH
(2) MR. ANUBHAV GHOSH
(3)

For SRG INFINITY DEVELOPERS LLP

Nandh Co. V
Partner

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED AND DELIVERED by the LAND OWNERS/VENDORS herein at Kolkata in the Presence of:

WITNESSES:

1. *Vijay Kumar Bhowmik*
AA-10, New Town
Kolkata - 700156.

2. *Biswajit Bhowmik*
8k, K.S. Raj Road
Kd-1

FOR SELF AS
CONSTITUTED ATTORNEY OF
(1) Mrs. SURABHI GHOSH
(2) Mr. VAIBHAV GHOSH
(3) Mr. ANUBHAV GHOSH

SIGNATURE OF THE LAND OWNERS/VENDORS

SIGNED AND DELIVERED by the PURCHASER herein at Kolkata in the Presence of:

WITNESSES:

1.

2. *Biswajit Bhowmik*

For SRG INFINITY DEVELOPERS LLP

Manish Choudhary
Partner

SIGNATURE OF THE PURCHASER

Kaustik Bhadra
(Advocate)
High Court, Calcutta
F11030/2014

MEMO OF CONSIDERATION

Received on and from the Purchaser herein, the sum of **Rs.1,70,00,000/- (Rupees One Crore and Seventy Lac)** only inclusive of stipulated TDS, being the full and final consideration money paid by the Purchaser to the Land Owners/Vendors on or before the execution and/or registration of this Deed of Conveyance.

Witnesses:

1. *Mikram Kuman Bhowik*
AA VII, Narayan
R.P.K. No. 700156

2. *Bisulajit Ghosh*

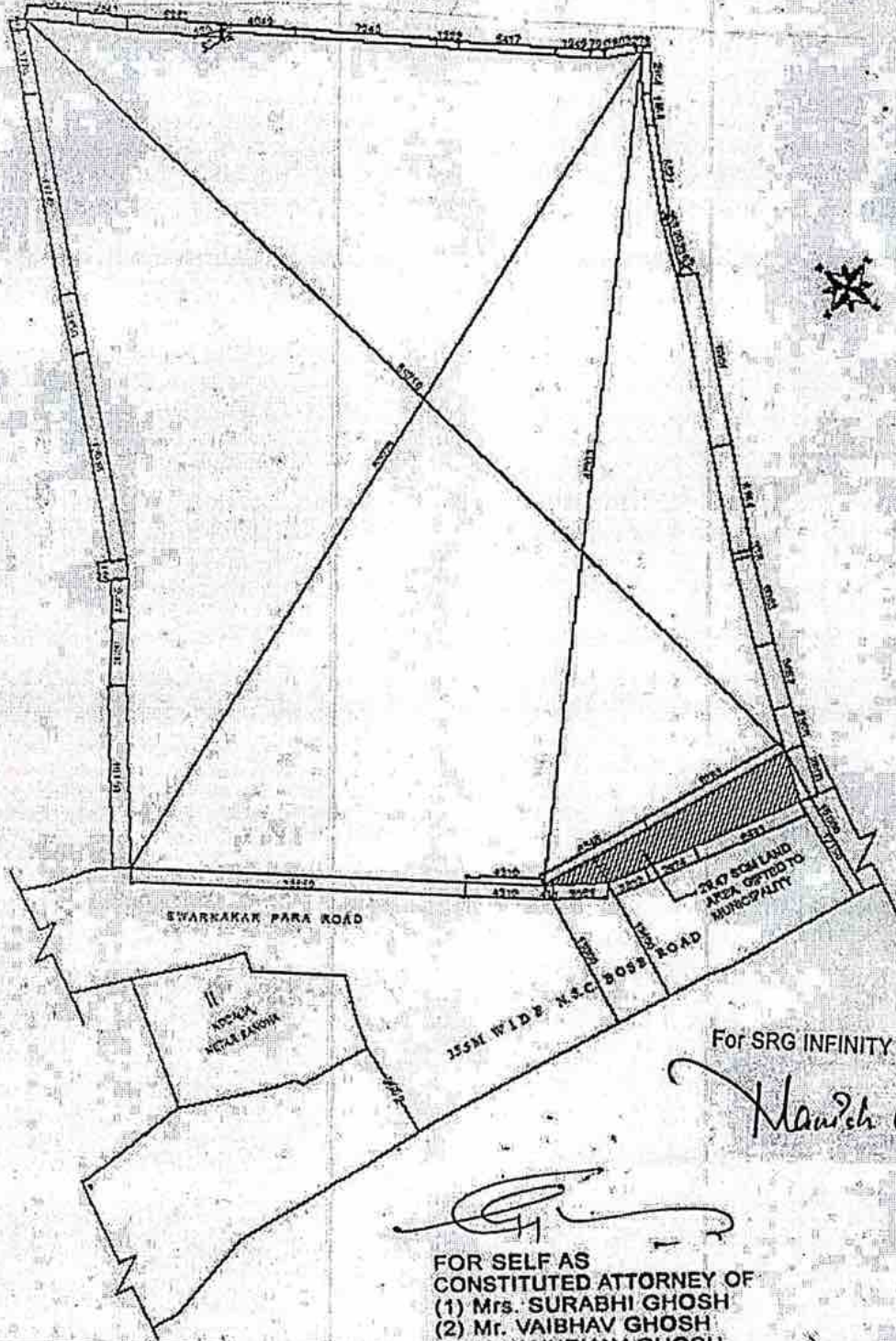


FOR SELF AS
 CONSTITUTED ATTORNEY OF
 (1) Mrs. SURABHI GHOSH
 (2) Mr. VAIBHAV GHOSH
 (3) Mr. ANUBHAV GHOSH

SIGNATURE OF THE LAND OWNERS/VENDORS

DEED PLAN OF BASTU LAND, R.S. DAG NO. 226, L.R. DAG NO. 289, L.R. KHATIAN NOS. 5151, 5152, 5153 AND 5154, J.L. NO. 35, R.S. NO. 146, TOUZI NO. 120, MOUZA-KODALIA, P.S. SONARPUR, HOLDING NO. 12, SWARNAKAR PARA ROAD, WARD NO. 20, UNDER RAJPUR -SONARPUR MUNICIPALITY, DISTRICT- SOUTH 24 PARGANAS, PIN 700148

AREA OF LAND: 1 BIGHA, 4 COTTAHS AND 3 CHITTACKS.



For SRG INFINITY DEVELOPERS LLP

Manish Coda V
Partner

[Signature]

FOR SELF AS
CONSTITUTED ATTORNEY OF
(1) Mrs. SURABHI GHOSH
(2) Mr. VAIBHAV GHOSH
(3) Mr. ANUBHAV GHOSH

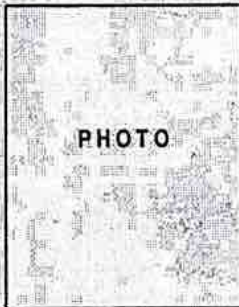
SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Major Information of the Deed

Deed No:	I-1902-12655/2023	Date of Registration	18/09/2023
Query No / Year	1902-2002293660/2023	Office where deed is registered	
Query Date	08/09/2023 2:10:25 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	VIKRAM KUMAR BIHANI AA III, New Town,, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700156, Mobile No. : 7003799665, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,70,00,000/-	Rs. 1,70,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 8,50,020/- (Article:23)	Rs. 1,70,098/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: SWARNAKAR PARA ROAD (RAJPUR), Mouza: Kodalia, , Ward No: 020, Holding No:12 JI No: 35, Pin Code : 700148

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-289 (RS :-)	LR-5151	Bastu	Bastu	10 Dec	36,00,000/-	36,00,000/-	Property is on Road Adjacent to Metal Road, ,Last Reference Deed No :1608-I -04106-2001
L2	LR-289 (RS :-)	LR-5152	Bastu	Bastu	10 Dec	36,00,000/-	36,00,000/-	Property is on Road Adjacent to Metal Road, ,Last Reference Deed No :1608-I -04106-2001
L3	LR-289 (RS :-)	LR-5153	Bastu	Bastu	10 Dec	36,00,000/-	36,00,000/-	Property is on Road Adjacent to Metal Road, ,Last Reference Deed No :1608-I -04106-2001
L4	LR-289 (RS :-)	LR-5154	Bastu	Bastu	10 Dec	36,00,000/-	36,00,000/-	Property is on Road Adjacent to Metal Road, ,Last Reference Deed No :1608-I -04106-2001
		TOTAL :			40Dec	144,00,000 /-	144,00,000 /-	
		Grand Total :			40Dec	144,00,000 /-	144,00,000 /-	

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	5000 Sq Ft.	26,00,000/-	26,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 5000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 6 Years, Roof Type: Pucca, Extent of Completion: Up to Lintel					
Total :		5000 sq ft	26,00,000 /-	26,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr GAUTAM GHOSH Son of Late SAILAJA KUMAR GHOSH 21/1A, N. S. C. BOSE ROAD, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx3E, Aadhaar No: 41xxxxxxxx7867, Status :Individual, Executed by: Self, Date of Execution: 14/09/2023 , Admitted by: Self, Date of Admission: 14/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/09/2023 , Admitted by: Self, Date of Admission: 14/09/2023 ,Place : Pvt. Residence
2	Mrs SURABHI GHOSH Wife of Mr GAUTAM GHOSH 23/1A, N. S. C. BOSE ROAD, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx0Q, Aadhaar No: 78xxxxxxxx3049, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mr VAIBHAV GHOSH Son of Mr GAUTAM GHOSH 111, DAVISVILLE AVE., Block/Sector: APARTMENT 1018, City:- , P.O:- TORONTO, Ontario, Canada, PIN:- M4S1G5 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No.:: BZxxxxxx4M, Aadhaar No: 62xxxxxxxx3888, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	Mr ANUBHAV GHOSH Son of Mr GAUTAM GHOSH A 37-03, SENI MONT KIARA, Block/Sector: 2A, CHANGKAT DUTA KIARA, City:- , P.O:- KUALA LUMPUR, Selangor, Malaysia, PIN:- 50480 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: Singapore, NRI/OCI/PIO, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SRG INFINITY DEVELOPERS LLP 23K, MOTILAL BASAK LANE, City:- , P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 , PAN No.:: ACxxxxxx8G, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr GAUTAM GHOSH (Presentant) Son of Late SAILAJA KUMAR GHOSH 23/1A, N. S. C. BOSE ROAD, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.:: ADxxxxxx3E, Aadhaar No: 41xxxxxxxx7867 Status : Attorney, Attorney of : Mrs SURABHI GHOSH, Mr VAIBHAV GHOSH, Mr ANUBHAV GHOSH

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MANISH YADAV Son of Mr TRILOK SINGH YADAV 576, SECTOR 28, City:- , P.O:- FARIDABAD SECTOR XXIX, P.S:- FARIDABAD KOTWALI, District:-Faridabad, Haryana, India, PIN:- 121008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx1D, Aadhaar No: 94xxxxxxxx4798 Status : Representative, Representative of : SRG INFINITY DEVELOPERS LLP (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BISWAJIT BHUNIA Son of Mr SUDHIR BHUNIA VILLAGE BATNAN, City:- , P.O:- GOPINATHPUR, P.S:-Chandipur, District:-Purba Midnapore, West Bengal, India, PIN:- 721633			
Identifier Of Mr GAUTAM GHOSH, Mr GAUTAM GHOSH, Mr MANISH YADAV			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr GAUTAM GHOSH	SRG INFINITY DEVELOPERS LLP-10 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs SURABHI GHOSH	SRG INFINITY DEVELOPERS LLP-10 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr VAIBHAV GHOSH	SRG INFINITY DEVELOPERS LLP-10 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr ANUBHAV GHOSH	SRG INFINITY DEVELOPERS LLP-10 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr GAUTAM GHOSH	SRG INFINITY DEVELOPERS LLP-1250.00000000 Sq Ft
2	Mrs SURABHI GHOSH	SRG INFINITY DEVELOPERS LLP-1250.00000000 Sq Ft
3	Mr VAIBHAV GHOSH	SRG INFINITY DEVELOPERS LLP-1250.00000000 Sq Ft
4	Mr ANUBHAV GHOSH	SRG INFINITY DEVELOPERS LLP-1250.00000000 Sq Ft

Land details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: SWARNAKAR PARA ROAD (RAJPUR), Mouza: Kodalia, , Ward No: 020, Holding No:12 JI No: 35, Pin Code : 700148

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 289, LR Khatian No:- 5151	Owner:লৌতম ঘোষ, Gurdian:শৈলজা কুমার, Address:23/1এ, এন এস সি বাস রোড, কোল-50 , Classification:বাড়, Area:0.10000000 Acre,	Mr GAUTAM GHOSH
L2	LR Plot No:- 289, LR Khatian No:- 5152	Owner:সুরভী ঘোষ, Gurdian:লৌতম , Address:23/1এ, এন এস সি বাস রোড, কোল-50 , Classification:বাড়, Area:0.10000000 Acre,	Mrs SURABHI GHOSH
L3	LR Plot No:- 289, LR Khatian No:- 5153	Owner:বৈভব ঘোষ, Gurdian:লৌতম , Address:23/1এ, এন এস সি বাস রোড, কোল-50 , Classification:বাড়, Area:0.10000000 Acre,	Mr VAIBHAV GHOSH
L4	LR Plot No:- 289, LR Khatian No:- 5154	Owner:অনুব্ধ ঘোষ, Gurdian:লৌতম , Address:23/1এ, এন এস সি বাস রোড, কোল-50 , Classification:বাড়, Area:0.10000000 Acre,	Mr ANUBHAV GHOSH

Endorsement For Deed Number : I - 190212655 / 2023

On 11-09-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,70,00,000/-

fmj
Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 14-09-2023

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

Presented for registration at 07:45 hrs on 14-09-2023, at the Private residence by Mr GAUTAM GHOSH .,

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

Execution is admitted on 14/09/2023 by Mr GAUTAM GHOSH, Son of Late SAILAJA KUMAR GHOSH, 21/1A, N. S. C. BOSE ROAD, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person

Indetified by Mr BISWAJIT BHUNIA, , , Son of Mr SUDHIR BHUNIA, VILLAGE BATNAN, P.O: GOPINATHPUR, Thana: Chandipur, , Purba Midnapore, WEST BENGAL, India, PIN - 721633, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 14-09-2023 by Mr MANISH YADAV, PARTNER, SRG INFINITY DEVELOPERS LLP (LLP), 23K, MOTILAL BASAK LANE, City:- , P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054

Indetified by Mr BISWAJIT BHUNIA, , , Son of Mr SUDHIR BHUNIA, VILLAGE BATNAN, P.O: GOPINATHPUR, Thana: Chandipur, , Purba Midnapore, WEST BENGAL, India, PIN - 721633, by caste Hindu, by profession Law Clerk

Executed by Attorney

Execution by Mr GAUTAM GHOSH, , Son of Late SAILAJA KUMAR GHOSH, 23/1A, N. S. C. BOSE ROAD, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Retired Person as constituted attorney for 1. Mrs SURABHI GHOSH 23/1A, N. S. C. BOSE ROAD, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, 2. Mr VAIBHAV GHOSH 111, DAVISVILLE AVE., Sector: APARTMENT 1018, P.O: TORONTO, Ontario, Canada, PIN - M4S1G5, 3. Mr ANUBHAV GHOSH A 37-03, SENI MONT KIARA, Sector: 2A, CHANGKAT DUTA KIARA, P.O: KUALA LUMPUR, Selangor, Malaysia, PIN - 50480 is admitted by him

Indetified by Mr BISWAJIT BHUNIA, , , Son of Mr SUDHIR BHUNIA, VILLAGE BATNAN, P.O: GOPINATHPUR, Thana: Chandipur, , Purba Midnapore, WEST BENGAL, India, PIN - 721633, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,70,098.00/- (A(1) = Rs 1,70,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 1,70,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2023 3:01PM with Govt. Ref. No: 192023240216470222 on 12-09-2023, Amount Rs: 1,70,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2006849557 on 12-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,50,020/- and Stamp Duty paid by online = Rs 8,45,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2023 3:01PM with Govt. Ref. No: 192023240216470222 on 12-09-2023, Amount Rs: 8,45,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2006849557 on 12-09-2023, Head of Account 0030-02-103-003-02

Signature

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 18-09-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,70,098.00/- (A(1) = Rs 1,70,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,50,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 75787, Amount: Rs.5,000.00/-, Date of Purchase: 12/09/2023, Vendor name: S Dey

Signature

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1902-2023, Page from 409870 to 409904
being No 190212655 for the year 2023.**



Digitally signed by SATYAJIT BISWAS
Date: 2023.09.28 10:27:51 +05:30
Reason: Digital Signing of Deed.

**(Satyajit Biswas) 28/09/2023
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.**