

4346/2023

4346/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AH 330562

11/06  
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 N=121500  
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 Additional Registrar of  
 Assurances-IV, Kolkata

Certified that the Document is admitted of  
 Registration. The Signature Sheet and the  
 endorsement sheets attached to this document  
 are the part of: Document.

*[Signature]*  
 Additional Registrar of  
 Assurances-IV, Kolkata

24 MAR 2023

This Deed of Assignment executed on this 25<sup>th</sup> day of November, Two Thousand and Twenty-Two at Kolkata.

Between

GUINDY INFOCITY LLP (Income Tax PAN: AATFG9132A), a limited liability partnership firm having its registered office at No. 1, SIDCO Industrial Estate, Guindy, Post Office St. Thomas Mount, Police Station Guindy, Chennai – 600 032, represented by one of its Designated Partners, Mr. Binod Chand Kankaria (Income Tax PAN: AGFPK9221N and Aadhar no: 257858195697), son of Late Parasmull Kankaria by Religion Hindu, citizen of India, by occupation Businessman, residing at 2A Queens Park, Ballygunge,

For Guindy Infocity LLP

*[Signature]*  
 Designated Partner

*[Signature]*

018510

Sl. No.....Date.....  
Name.....  
Add.....  
AMT.....100.....

22 JUL 2022

22 JUL 2022

Priya Saran Chaudhri  
33, Ballygunge Park, Ballygunge  
Kolkata, KOL - 19



SOUMITRA CHANDA  
Licensed Stamp Vendor  
8/2, K. S. Roy Road, Kol-1

Additional Regional Registrar of Insurance - VI, Kolkata

Additional Registrar of Insurance - VI, Kolkata

CSOS RAM & S



*[Handwritten signature]*

ADDITIONAL REGISTRAR  
OF INSURANCE - VI, KOLKATA  
24 MAR 2023





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

**GRN Details**

<b>GRN:</b>	192022230100576942	<b>Payment Mode:</b>	Counter Payment
<b>GRN Date:</b>	18/08/2022 16:48:17	<b>Bank/Gateway:</b>	Punjab National Bank
<b>BRN :</b>	M1583403	<b>BRN Date:</b>	22/08/2022 00:00:00
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2002411106/7/2022

[Query No\*/Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	Ms Priya Saran Chaudhri
<b>Address:</b>	33, Ballygunge Park, Kolkata - 700019
<b>Mobile:</b>	9831119533
<b>Period From (dd/mm/yyyy):</b>	18/08/2022
<b>Period To (dd/mm/yyyy):</b>	18/08/2022
<b>Payment ID:</b>	2002411106/7/2022
<b>Dept Ref ID/DRN:</b>	2002411106/7/2022

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002411106/7/2022	Property Registration- Stamp duty	0030-02-103-003-02	6075020
2	2002411106/7/2022	Property Registration- Registration Fees	0030-03-104-001-16	1215014
<b>Total</b>				<b>7290034</b>

**IN WORDS: SEVENTY TWO LAKH NINETY THOUSAND THIRTY FOUR ONLY.**

Kolkata-700 019 duly authorized by a Resolution dated 22 July 2022, hereinafter referred to as the "Assignor" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office or interest and assigns), of the One Part;

And

PRIYA SARAN CHAUDHRI (Income Tax PAN: ACLPC2638R and Aadhar no: 8442 8651 9868), wife of Mr. Ranjit Chaudhri, by religion Hindu, citizen of India, by occupation business, residing at 33, Ballygunge Park, Post Office Ballygunge, Police Station Karaya, Kolkata – 700 019, hereinafter referred to as the "Assignee" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives, successors and/or permitted assigns), of the Other Part;

Whereas:

- (a) By a Deed of Lease dated 1 March 1994 made between Nader Chand Seal, Smt. Manaka Ranie Dassie, Damodar Mullick, Pradip Kumar Sil and Prasanta Kumar Sil as Trustees of the Sree Sree Iswar Radharaman Jew Trust Fund within the Trust Estate of Hrishikesh Seal (as lessors) of the one part and Shailaja Finance Private Limited (as lessee) of the other part and duly registered with the office of the Registrar of Assurances, Calcutta in Book – I, Volume No. 124, pages 239 to 284, being No. 3120 for the year 1994, the said Nader Chand Seal, Smt. Manaka Ranie Dassie, Damodar Mullick, Pradip Kumar Sil and Prasanta Kumar Sil as Trustees of the Sree Sree Iswar Radharaman Jew Trust Fund within the Trust Estate of Hrishikesh Seal (hereinafter referred to as the "said Lessors") demised unto and in favour of one Shailaja Finance Private Limited, All That the entire first floor of the building at premises no. 4, Sunny Park, Kolkata – 700019 together with the undivided 1/3<sup>rd</sup> (one-third) share or interest in the land comprised in the said premises (measuring 2163.20 square metres) together with the right to use the common areas and facilities at the said premises for a period of 75 (seventy five) years commencing from 1 August 1992 and ending on 31 July 2067 on the terms and conditions mentioned therein.
- (b) By another Deed of Lease also dated 1 March 1994 made between the said Lessors (as lessors) of the one part and the said Shailaja Finance Private Limited (as lessee) of the other part and



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duly registered with the office of the Registrar of Assurances, Calcutta in Book – I, Volume No. 124, pages 285 to 310, being No. 3121 for the year 1994, the said Lessors further demised unto and in favour of the said Shailaja Finance Private Limited, All That the entire ground floor of the said premises together with the undivided 1/3<sup>rd</sup> (one-third) share or interest in the land comprised in the said premises (measuring 2163.20 square metres) together with the right to use the common areas and facilities at the said premises for a period of 75 (seventy five) years commencing from 1 August 1992 and ending on 31 July 2067 on the terms and conditions mentioned therein.

- (c) The said Shailaja Finance Private Limited was converted to a public limited company and named Shailaja Finance Limited and subsequently the name of the said Shailaja Finance Limited was changed to Seajuli Developers and Finance Limited (hereinafter referred to as “Seajuli”) and accordingly a fresh Certificate of Incorporation consequent on change of name was issued by the Registrar of Companies, West Bengal on 9 May 1995.
- (d) By a Deed of Lease dated 8 December 1995 made between the said Lessors (as lessors) of the one part and Seajuli (as lessee) of the other part and duly registered with the office of the Registrar of Assurances, Calcutta in Book – I, Volume No. 129, pages 139 to 164, being No. 4978 for the year 1995, the said Lessors further demised unto and in favour of Seajuli, All that the entire roof (above the first floor) of the main building at the said premises together with the undivided 1/3<sup>rd</sup> (one-third) share or interest in the land comprised in the said premises (measuring 2163.20 square metres) and together with the proportionate share in the common areas and facilities of the said building for a period of 75 (seventy five) years commencing from 1 August 1992 and ending on 31 July 2067 on the terms and conditions mentioned therein.
- (e) By a Supplemental Indenture of Lease dated 11 April, 2008 made between the said Lessors (as lessors) of the one part and Seajuli (as lessee) of the other part and duly registered with the Office of the Additional Registrar of Assurance – I, Kolkata in Book – I, Volume No. 74, pages 6372 to 6399, being No. 5666 for the year 2008, the said Lessors extended the lease period granted under the aforesaid three Deeds of Lease by a further period of 39 years and 9 months (commencing from 1 August, 2067) i.e. up to 31 March 2107 on the terms and conditions mentioned therein.
- (f) As such, Seajuli became entitled to the leasehold right and interest in respect of the entire municipal premises no. 4, Sunny Park, Kolkata – 700019 together with the piece or parcel of



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land comprised therein measuring 2163.20 Square Metres (equivalent to 32 Cottahs 5 Chittacks 20 Square Feet) (hereinafter referred to as the "Demised Land") as described in the First Schedule hereunder written together with the two storied main building, seven outhouses, garages and other constructions thereon (hereinafter referred to as the "Demised Constructed Space") as described in the Second Schedule hereunder written for a period of 114 years commencing from 1 August 1992 and ending on 31 March 2107 under the aforesaid two Deeds of Lease, both dated 1 March 1994, Deed of Lease dated 8 December 1995 and the Supplementary Indenture of Lease dated 11 April 2008 (hereinafter collectively referred to as the "Principal Lease Deeds"). The Demised Land and Demised Constructed Space are hereinafter collectively referred to as the Demised Premises.

- (g) By a Deed of Assignment dated 9 September 2021 (hereinafter referred to as the "Deed of Assignment") made between Seajuli (as Assignor) of the First Part, the Assignor herein (as the Assignee therein) of the Second Part and one Techno Electric & Engineering Company Limited (as the Confirming Party therein) of the Third Part and duly registered with the Office of the Additional Registrar of Assurances – III, Kolkata and recorded in Book – I, Volume No. 1904-2021, pages 448235 to 448281, Being No. 190409271 for the year 2021, Seajuli assigned and transferred unto and in favour of the Assignor herein all its leasehold right and interest under the Principal Lease Deeds in the Demised Premises.
- (h) By a Supplemental Deed of Lease dated 28 December 2021 ("Supplemental Deed of Lease") made between the said Lessors (as lessors) of the one part and the Assignor herein (as lessee) of the other part and duly registered with the Office of the Additional Registrar of Assurances-III, Kolkata, Being No. 15761 for the year 2021, the said Lessors further extended the lease period granted under the aforesaid Principal Lease Deeds and the Deed of Assignment expiring on 31 March 2107 by another 99 years i.e., up to 31 March 2206 on the terms and conditions mentioned therein.
- (i) The Assignee being desirous of acquiring the leasehold interest in respect of an undivided 1/11<sup>th</sup> (one-eleventh) proportionate share of the Demised Land together with 278.709 Square Metres out of the Demised Constructed Space ("hereinafter collectively referred to as the Share in the Demised Premises or Residential Unit") more fully described in the Third Schedule hereunder written approached the Assignor for the same and the Assignor agreed to assign and transfer its leasehold right and interest of and in the Share in the Demised Premises as acquired under the Principal Lease Deeds, the Deed of Assignment and the Supplemental Deed of Lease in





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favour of the Assignee. on the terms and conditions recorded herein. The Parties entered into an agreement for assignment and transfer of leasehold rights ("Agreement") with respect to the Share in the Demised Premises on 25 July 2022 in favour of the Assignee and pursuant to such Agreement the Assignee paid the entire consideration amount of Rs. 12,15,00,000/- (Rupees Twelve Crores and Fifteen Lacs only), being the full and final payment for the assignment and transfer of leasehold rights with respect to the Share in the Demised Premises, subject to TDS. Pursuant to the Agreement and on payment of the entire consideration, the Assignor handed over the vacant, peaceful possession of the Share in the Demised Premises in favour of the Assignee on 1<sup>st</sup> August 2022 vide a possession letter ("**Possession Letter**").

- (j) The Parties are desirous of executing these presents to record the terms of assignment and transfer of the leasehold right and interest of the Assignor of and in the Share in the Demised Premises, for the residual period under the Principal Lease Deeds, Deed of Assignment and the Supplemental Lease Deed in favour of the Assignee herein on the terms and conditions recorded herein.

Now this Deed Witnesseth as follows:

1. In pursuance of the aforesaid and in consideration of a sum of Rs. 12,15,00,000/- (Rupees Twelve Crores and Fifteen Lacs only) paid in pursuance to the Agreement by the Assignee to the Assignor, being mutually agreed to be the full consideration for the leasehold interest of and in the Share in the Demised Premises (the receipt whereof the Assignor doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Assignee and also the Share in the Demised Premises mentioned hereunder), the Assignor has granted transferred and assigned its leasehold right title and interest in ALL THAT the 1/11<sup>th</sup> (one-eleventh) undivided proportionate share in the Demised Land in premises no 4, Sunny Park measuring approximately 2163.20 Square Metres (equivalent to 32 Cottahs 05 Chittacks 20 Square Feet) together with 278.709 Square Metres in the first floor of the main two storied building comprised in the Demised Constructed Space and more fully described in the Third Schedule hereunder written (hereinbefore and hereinafter collectively referred to as the "Residential Unit" and/or the "Share in the Demised Premises") for the residual period under the Principal Lease Deeds, Deed of Assignment and the Supplemental Deed of Lease (i.e. from the date hereof till 31 March 2206) with effect from 25 July 2022, the date of execution of the Agreement TOGETHER WITH the benefit of all covenants, rights, liberties, powers and entitlements of the





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Assignor in the Principal Lease Deeds, Deed of Assignment and the Supplemental Deed of Lease AND TOGETHER WITH all benefits and advantages of ancient and other lights ways paths common or other passages drains water water-courses and all manner of former and other rights liberties easements privileges profits appendages and appurtenances whatsoever to the Demised Premises belonging or in any way appertaining or with the same or any part thereof now or at any time heretofore held used occupied or enjoyed with their and every of their appurtenances TOGETHER WITH all the estate claim and demand whatsoever of the Assignor into upon or in respect of the Demised Premises AND all easement rights and privileges thereto TO HAVE AND TO HOLD the Share in the Demised Premises and every part thereof unto and to the use of the Assignee for the residual period under the Principal Lease Deeds, Deed of Assignment and the Supplemental Deed of Lease free from all encumbrances AND SUBJECT TO the Assignee observing and performing the terms, conditions, covenants and stipulations contained in the Principal Lease Deeds, Deed of Assignment and the Supplemental Deed of Lease.

2. The Assignor doth hereby represents, warrants, covenants and confirms to the Assignee as follows:
  - (i). the leasehold right and interest of the Assignor under the Principal Lease Deeds, the Deed of Assignment and the Supplemental Deed of Lease in respect of the Residential Unit subsists and the Assignor has good right, full power and absolute authority to grant transfer assign and assure the same in favour of the Assignee in the manner as herein stated;
  - (ii). The leasehold right and interest in the Share in the Demised Premises assigned and transferred is free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, attachments, requisitions, vesting, alignments, easements, liabilities, lispendens, suits, legal proceedings and litigations whatsoever;
  - (iii). The Assignor has paid the monthly rent and all the rates, taxes, cesses, levies and all other applicable outgoings in respect of the Demised Premises including the Residential Unit accrued up to the date of the Possession Letter and all covenants made by the Assignor





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and the conditions contained in the Principal Lease Deeds, Deed of Assignment and Supplemental Deed of Lease have been observed and performed up to the date hereof;

(iv). The Assignor shall from time to time and at all times hereafter at the request and cost of the Assignee make, do, acknowledge, execute and perfect all such further lawful and reasonable acts deeds matters and things whatsoever for further better and more perfectly transferring and/or assigning and/or assuring the rights in respect of the Share in Demised Premises for the residue of the term under the Principal Lease Deeds, Deed of Assignment and the Supplemental Deed of Lease in favour of the Assignee as may from time to time be necessary;

(v). the Assignee performing and observing all the terms conditions covenants and stipulations on her part to be observed and performed shall and may at all times peaceably and quietly hold possess use and enjoy the Share in Demised Premises without any interruption disturbances claims or demands from or by the Assignor or any person(s) claiming through under or in trust for the Assignor;

3. The Assignee represents, warrants, covenants and confirms to the Assignor as follows:

(i) the Assignee shall use the Residential Unit solely for the purposes specified and permitted under the Principal Lease Deeds and the Supplemental Deed of Lease;

(ii) the Assignee has fully satisfied herself regarding the leasehold right and interest of the Assignor in the Share in the Demised Premises under the Principal Lease Deeds, Deed of Assignment and the Supplemental Deed of Lease which includes their right to assign, transfer, sub-lease, under lease, sublet, and/or enter into any arrangement or understanding from time-to-time in respect of the Demised Premises or a portion or portions thereof without the prior permission of the Lessors;

(iii) on and from the date of the Possession Letter, the Assignee shall be liable to bear and pay all rates, taxes, assessments and outgoings (including but not limited to municipal taxes, electricity charges, lease rent etc.) in respect of the Share in the Demised Premises and shall keep the Assignor fully indemnified in this regard; and





ADDITIONAL REGISTRAR  
REGISTRAR OF COMPANIES  
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- (iv) that all covenants and conditions which are required to be observed and performed by the Assignor under the Principal Lease Deeds, Deed of Assignment and the Supplemental Deed of Lease shall henceforth be observed and performed by the Assignee and all persons deriving right and interest under her (in so far as the Residential Unit is concerned) and the Assignee shall keep the Assignor fully indemnified in this regard.

The First Schedule above referred to:

(Demised Land)

All That premises No. 4, Sunny Park, Kolkata – 700019 together with the piece or parcel of land comprised therein admeasuring 2163.20 Square Metres (equivalent to 32 Cottahs 05 Chittacks 20 Square Feet) within Police Station – Ballygunge and limits of Kolkata Municipal Corporation Ward no. 69 as shown in the plan hereto annexed and marked “A” and bordered in ‘Green’ thereon and butted and bounded as follows:

On the North : By Premises no. 19/1, Gurusaday Road;  
On the South : By Sunny Park (Road);  
On the East : By Premises No. 2, Sunny Park; and  
On the West : By Premises No. 6 and 6B, Sunny Park.

OR HOWSOEVER otherwise the same may be known, numbered, described and distinguished.

The Second Schedule above referred to:

(Demised Constructed Space)

All That the main two storied building and seven outhouses (G. C. I. tin shed roofing), garages, and other constructions erected and constructed on the Demised Land as shown in the plan hereto annexed and marked “A”.





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ADDITIONAL REGISTRAR  
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24 MAR 2023





The Third Schedule above referred to:

("Residential Unit" or

"Share in the Demised Premises")

ALL THAT the 1/11<sup>th</sup> (one-eleventh) undivided proportionate share in the Demised Land comprised in premises No. 4, Sunny Park, Kolkata – 700019 admeasuring 2163.20 Square Metres (equivalent to 32 Cottahs 05 Chittacks 20 Square Feet) together with 278.709 square metres ( 3000 square feet) in the first floor of the main two storied building <sup>with cemented flooring</sup> comprised in the Demised Constructed Space as per the floor plan annexed herewith marked "B" and demarcated in Red.

In witness whereof, the abovenamed parties have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

<p>Signed &amp; Delivered by the within named Assignor through one of its Designated Partner, Mr. Binod Chand Kankaria under a Resolution dated 22 July 2022, in the presence of:</p> <ol style="list-style-type: none"><li> (ANWIT CHAUDHRI) FLAT 7 S 33 BALLYGUNGE PARK KOLKATA 700019</li><li>Sarakeshwar Prasad TARAKESHWAR PRASAD S/O. LATE SHIVAMANDAN PRASAD 9A, ESPLANADE EAST KOLKATA - 700 069</li></ol>	<p>For Guindy Infocity LLP</p>  Designated Partner
<p>Signed &amp; Delivered by the within named Assignee, in the presence of:</p> <ol style="list-style-type: none"><li></li><li>Sarakeshwar Prasad</li></ol>	

original part - Binod

Drafted by:  
Shreeta Chakraborty  
F/1135/2017  
1B, Old Post Office Street,  
Kolkata - 700 001











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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
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**FORM FOR TEN FINGERPRINTS**

*Pooja S. Chaudhary*

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

*Biswajit Kumar*














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

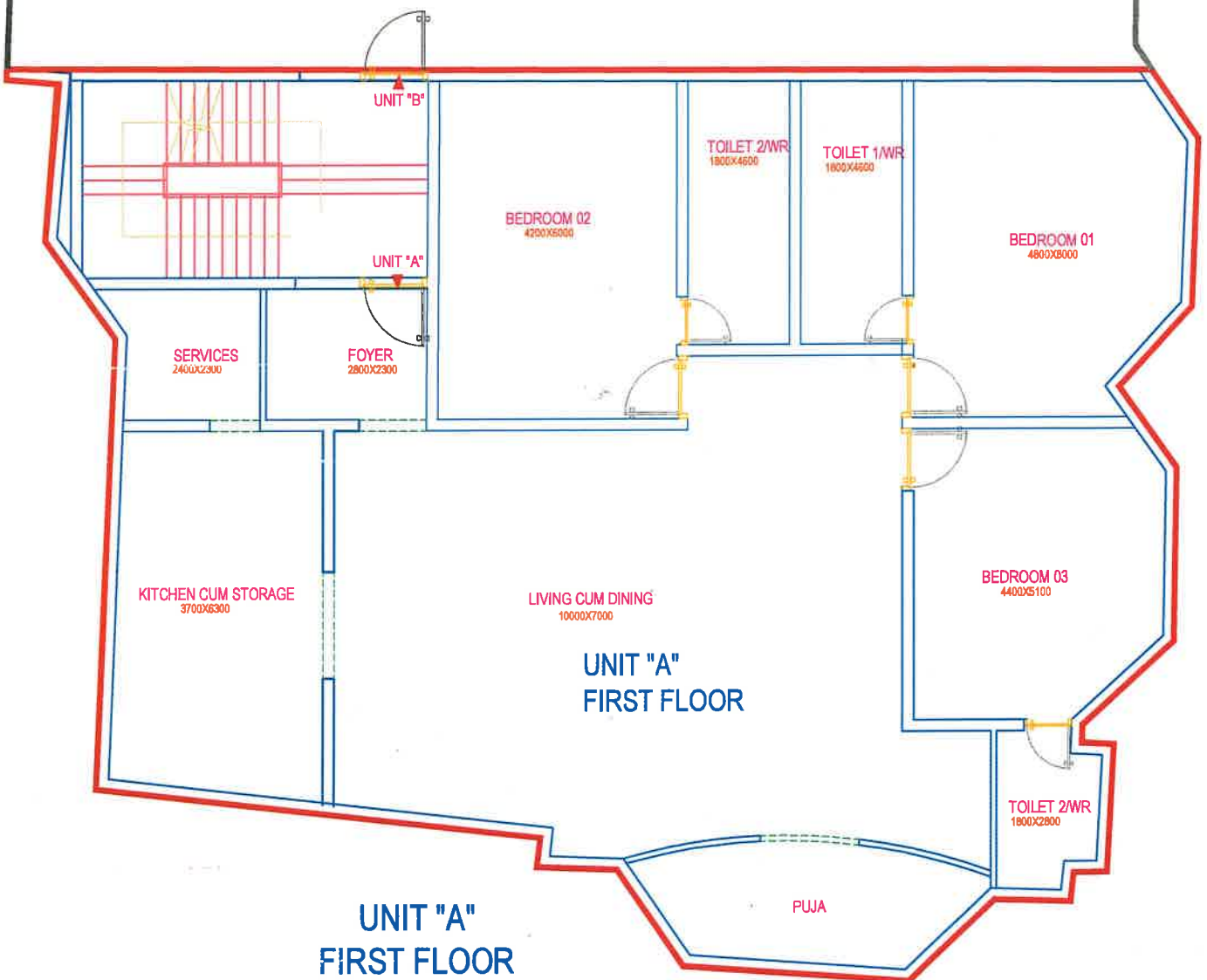
PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
24 MAR 2023

UNIT "B"  
FIRST FLOOR



*Prayog A. Choudhary*

*PC*

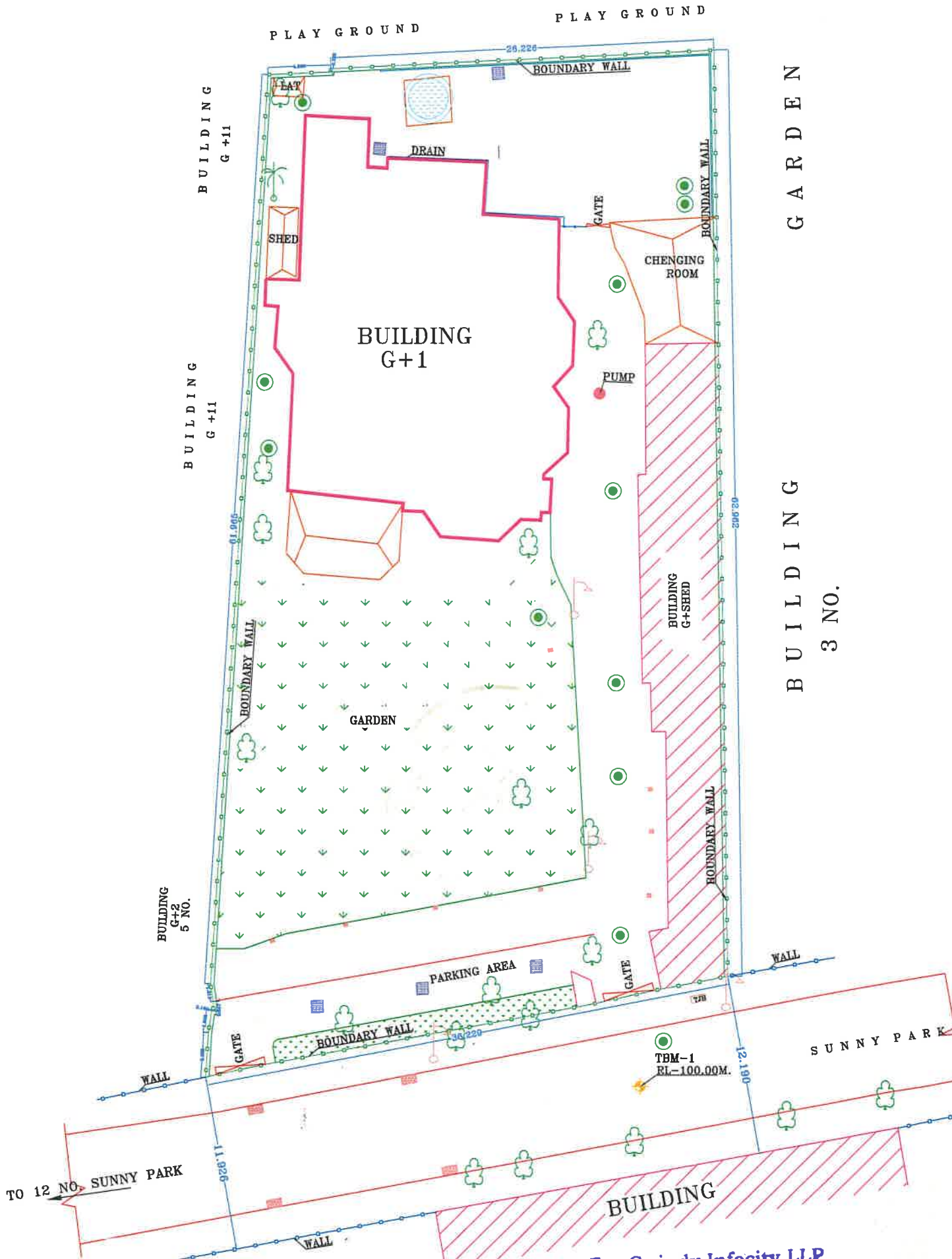
For Guindy Infocity LLP

*Bimal Choudhary*  
Designated Partner



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
24 MAR 2023





BUILDING 3 NO.

For Guindy Infocity LLP

*Prave & Chandi*

*Prave Chandi*  
Designated Partner



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Receipt & Memo of Consideration

Received from the within named Assignee, the within mentioned sum of Rs. 12,15,00,000/- (Rupees Twelve Crores and Fifteen Lacs only) out of the aforesaid total consideration in the following manner:

PARTICULARS	AMOUNT (IN RUPEES)
Payment made on 28 July 2022	12,02,85,000/-
TDS paid	12,15,000/-
TOTAL	12,15,00,000/-



For Guindy Infocity LLP  
**For Guindy Infocity LLP**

*Binod Chand Kankaria*  
Designated Partner

Mr. Binod Chand Kankaria  
(Designated Partner)

In the presence of:

1.

2. *Sureshwar Dasan*



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
24 MAR 2023

DATED THIS 25<sup>th</sup> DAY OF November 2022

BETWEEN

**GUINDY INFOCITY LLP**

... the Assignor

AND

**Priya Saran Chaudhri**

... the Assignee

**DEED OF ASSIGNMENT**



**KHAITAN  
& CO**  
Advocates

**Khaitan & Co LLP  
Advocates**

1B, OLD POST OFFICE STREET  
KOLKATA-700 001

## Major Information of the Deed

Deed No :	I-1904-04346/2023	Date of Registration	24/03/2023
Query No / Year	1904-2002411106/2022	Office where deed is registered	
Query Date	08/08/2022 11:42:00 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Shreetama Chakraborty Emerald House, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830764077, Status : Advocate		
Transaction	Additional Transaction		
[1201] Transfer of lease, Transfer of Lease/Deed of Assignment	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 12,15,00,000/-	Rs. 12,15,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 60,75,120/- (Article:63)	Rs. 12,15,098/- (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:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sunny Park, , Premises No: 4, , Ward No: 069 Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	2116.81 Sq Ft	2,64,60,163/-	2,64,60,163/-	Property is on Road
<b>Grand Total :</b>				<b>4.851Dec</b>	<b>264,60,163 /-</b>	<b>264,60,163 /-</b>	

### Apartment Details :



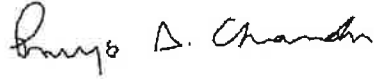
District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 4, Ward No: 069, Road: Sunny Park, Pin Code : 700019

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Covered Area: 3000, Super Built-up Area: 3600	9,50,39,837/-	9,50,39,837/-	Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Cemented, Age of Flat: 30 Year ,Property is on Road, New Flat ,




**Transferor Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Guindy Infocity LLP</b> No. 1 Sidco Industrial Estate, Block/Sector: Guindy, No. 1, City:- , P.O:- Thomas Mount, P.S:-THIRU-VI-KA-NAGAR, District:-Chennai, Tamil Nadu, India, PIN:- 600032 , PAN No.:: AAxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Transferee Details :**




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Priya Saran Chaudhri</b> Wife of Mr Ranjit Chaudhri Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 24/03/2023 ,Place : Office			
	24/03/2023	LTI 24/03/2023	24/03/2023	
Wife of Mr Ranjit Chaudhri Ballygunge Park, 33, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx8R, Aadhaar No: 88xxxxxxxx9868, Status :Individual, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 24/03/2023 ,Place : Office				

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Binod Chand Kankaria (Presentant )</b> Son of Mr Parasmull Kankaria Date of Execution - 25/11/2022, , Admitted by: Self, Date of Admission: 24/03/2023, Place of Admission of Execution: Office			
	Mar 24 2023 12:12PM	LTI 24/03/2023	24/03/2023	
Queens Park, Block/Sector: Ballygunge, 2A, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx4b, Aadhaar No: 39xxxxxxxx5421 Status : Representative, Representative of : Guindy Infocity LLP				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Souvik Das</b> Son of Late Saroj Kumar Das 10, Old Post Office Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
	24/03/2023	24/03/2023	24/03/2023
Identifier Of Mrs Priya Saran Chaudhri, Mr Binod Chand Kankaria			

On 24-03-2023

**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 : 63 of Indian Stamp Act 1899.

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

Presented for registration at 11:06 hrs on 24-03-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Binod Chand Kankaria .

**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 12,15,00,000/-

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

Execution is admitted on 24/03/2023 by Mrs Priya Saran Chaudhri, Wife of Mr Ranjit Chaudhri, Ballygunge Park, 33, P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr Souvik Das, , , Son of Late Saroj Kumar Das, 10, Old Post Office Street, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, 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 24-03-2023 by Mr Binod Chand Kankaria,

Indetified by Mr Souvik Das, , , Son of Late Saroj Kumar Das, 10, Old Post Office Street, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 12,15,098.00/- ( A(1) = Rs 12,15,000.00/- ,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/-, by online = Rs 12,15,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/08/2022 12:00AM with Govt. Ref. No: 192022230100576942 on 18-08-2022, Amount Rs: 12,15,014/-, Bank: Punjab National Bank ( PUNB0010000), Ref. No. M1583403 on 22-08-2022, Head of Account 0030-03-104-001-16


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60,75,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 60,75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18510, Amount: Rs.100.00/-, Date of Purchase: 22/07/2022, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/08/2022 12:00AM with Govt. Ref. No: 192022230100576942 on 18-08-2022, Amount Rs: 60,75,020/-, Bank: Punjab National Bank ( PUNB0010000), Ref. No. M1583403 on 22-08-2022, Head of Account 0030-02-103-003-02

  
**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 216705 to 216727

being No 190404346 for the year 2023.



*mm*

Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2023.03.24 13:05:01 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/03/24 01:05:01 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)