
DATED THIS 24th DAY OF JUNE, 2023

BETWEEN

MR. JITENDRA BHARTIA & ANR. VENDORS

AND

M/S. SHIVOHAM INFRAPROJECTS..... PURCHASER

CONVEYANCE

MR. SANJAY MONDAL ADVOCATE
8, Old Post Office Street,
2nd Floor, Kolkata 700 001
PH. (033) 2262 3384 / 9163404745

04326/2023

T-4142/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

11-20 hrs

ST
24/06/23

2/1517218/23

certified that the document is admitted to
registration The Signature Sheet and the
endorsement sheets attached to this document
are the part of this D.

Additional Registrar
Assurance-III, Kolkata

A.R.A.,
III

K 810533

Additional Registrar of
Assurances III Kolkata

24 JUN 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 24th day of JUNE, Two Thousand and Twenty Three (2023).

BETWEEN

(1) MR. JITENDRA BHARTIA (PAN : AEAPB6487Q), (Aadhar No. 7934 2977 2906), son of Ramji Lal Bhartia AND (2) MRS. SUJATA BHARTIA (PAN : ADRPB4565B), (Aadhar No. 2486 8462 8031), wife of Mr. Jitendra Bhartia, both by Faith Hindu, Nationality Indian, Occupation Business & Housewife respectively both residing at Space Town Housing Complex, Block No. 3, Flat No. 4E, V.I.P. Road, Raghunathpur, Police Station – Baguihati, Post Office - Airport, Kolkata 700 052, hereinafter called the "VENDORS" (which expression, shall include their respective heirs, legal representatives, successor or successors-in-interest and assignees) of the ONE PART.

AND

SHIVOHAM INFRAPROJECTS

Partner

SHIVOHAM INFRAPROJECTS

Partner

Sujata Bhartia

[Signature]

50/2419-1

51372

Nishant Kr. Sarat. Agarwal
8, Old Post Office Street,
2nd Floor Kolkata-700 001

NAME _____
ADD. _____
Rs. _____
24 MAY 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. 2. Court
2 & 3, K. S. Roy Road, Kol-1

24 MAY 2023

A.R.A. III

THIS DEED OF CONVEYANCE is submitted for registration in the office of the Registrar of Assurances III, Kolkata.

Additional Registrar
Assurances III, Kolkata

Additional Registrar of
Assurances III, Kolkata
24 JUN 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on the 24th day of June, 2023.

BEFORE ME, the undersigned Authority, a Notary Public for India, in and for the State of West Bengal, the following persons, known to me and who have acknowledged to me that they are the persons whose names are subscribed to the foregoing instrument, executed the same for the purposes and consideration therein expressed.



Shivohari Chatterjee

Additional Registrar of
Assurances III, Kolkata
24 JUN 2023

Partner

SHIVOHARI CHATTERJEE

Partner

M/S. SHIVOHAM INFRAPROJECTS (PAN : AEYFS0936H) a partnership firm constituted in accordance with the provisions of Indian Partnership Act, 1932, having its office at The Meridian, Ground Floor, Unit-G/3B, V.I.P Road, Raghunathpur, Post Office- Deshbandhunagar, Police Station- Bahuiati, Kolkata-700059, represented by its two of the partner namely (1) **Mr. RAJIV KUMAR SUREKA (PAN : AJEPS1707R), (Aadhar No. 3207 4184 5511)**, son of Sri Motilal Sureka, by Nationality Indian, by Faith Hindu, by Occupation Business, residing at RB-29, Duke Gardens Apartment, Block Crown, Flat No. 3CD, Raghunathpur, V.I.P Road, Kolkata 700059, Post Office & Police Station Baguiati **AND (2) MR. RAHUL GHOSH (PAN : BRIPG6590B), (Aadhar No. 7222 4790 1516)**, son of Sri Gour Ghosh, by religion- Hindu, Nationality-Indian, Occupation - Business, residing at P-28/3/S, Ramkrishna Samadhi Road, Police Station- Phoolbagan, Post Office- Kankurgachi, Kolkata - 700 054, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Partners and their respective representatives, executors, administrators and assigns) **OTHER PART.**

WHEREAS:

A. The **Vendors** have *inter alia* represented to the Purchasers (hereafter the "**Representations**") that:

- a. By the Government of West Bengal Housing Department (N.T.P) Branch, Notification No 580-HI/ HG/ NTP-2L- 9/99 (Pt.) Dated 27.10.2006, the State of West Bengal has under Section 29(1) of the West Bengal Housing Board Act 1972 (West Bengal Act XXXII of 1972) transferred a land measuring more or less 54.24 Acres in Mouza Mahisbathan, J.L. No. 18 and Thakdari, J.L. No. 19, both under Police Station - Rajarhat, District- North 24 Paraganas and by direct purchase which is confirmed by West Bengal Housing Infrastructure Development Corporation Ltd. a Govt. Company incorporated under the Companies Act, 1956 (hereinafter referred to as WBHIDCO) vide their Memo No. 2176/HIDCO/Admn-608/2004, Dated 18.05.2006 & 4602 /HIDCO/ Admn/ 608/ 2004 Dated 11.08.2006 measuring more or less 10.36 Acres land in the same area, totaling an area of 64.60 Acres of land at Action Area- 1C, now CE-1 within CE Block at Rajarhat, New Town, Kolkata, (**The Total Land**) more fully described in the **First Schedule** hereunder written and the West Bengal Housing Board (the **BOARD**) is in peaceful possession of the same.
- b. The **BOARD** with a view to provide developed lands for residential accommodation to the Individuals as well as Housing Co-operative Societies as





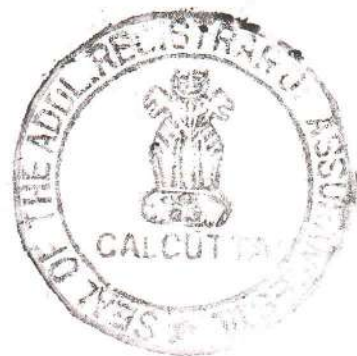

Additional Registrar of
Assurances III Kolkata

24 JUN 2023

a part of development of a planned town (herein after called the New Town, Kolkata) has, inter-alia, carved out plots of varying measurements at CE Block, Land- CE/1 of Eastern Green Project in New Town, Kolkata.

- c. That the **Mr. Jitendra Bhartia**, son of Ramji Lal Bhartia, and **Mrs. Sujata Bhartia**, wife of Mr. Jitendra Bhartia, the **Vendors** herein made an application before the **BOARD** for purchasing a piece and parcel of land in the said Project.
- d. In pursuant to the said application made by the **Mr. Jitendra Bhartia**, son of Ramji Lal Bhartia, and **Mrs. Sujata Bhartia**, wife of Mr. Jitendra Bhartia, the **BOARD** allotted a Plot of land (Plot No. CE/I/B/3) at CE Block, in the said Project by the allotment letter dated 04.01.2008, vide Memo No. 143/ HB to the **Vendors**, herein.
- e. By a registered Indenture of Sale dated 30.05.2008, which was registered before the Additional Registrar of Assurances-II, Kolkata and duly recorded in Book No. I, Volume No. 1, Pages 1 to 9, Being No. 4621 for the year 2008, the **Board** sold conveyed and transferred **All That** the Land admeasuring about **4.48 Cottahs** little more or less situated lying at Plot No. CE/I/B/3, in Block No. CE, Land CE/1, Action Area- 1C now CE-1, New Town, Police Station- Rajarhat, District North 24 Parganas, Pin 700 156, (herein after referred to the "**Said Property**" morefully described in the **Second Schedule** hereto) to **Mr. Jitendra Bhartia and Mrs. Sujata Bhartia**, the **Vendors** herein, for the valuable consideration mentioned therein, free from all encumbrances.
- f. By the above said purchase the **Vendors** herein become the absolute owner of the **Said Property** and have recorded their names in the record of the New Town Kolkata Development Authority and obtained Assessee No. 014-0212-e-00-00001-12 and Premises No. 14-0212.
- g. Thus, the **Vendors** herein are fully seized and possessed of and/or otherwise well and sufficiently entitled to the **Said Property** morefully described in the **Second Schedule** hereto.
- h. The entirety of the **Said Property** are in khas and vacant possession of the **Vendors** and no person or persons other than the **Vendors** have any right of occupancy, easement or otherwise on the **Said Property** or any part thereof.
- i. The **Said Property** is free from all encumbrances of every nature and kind.

Sujata Bhartia
For or

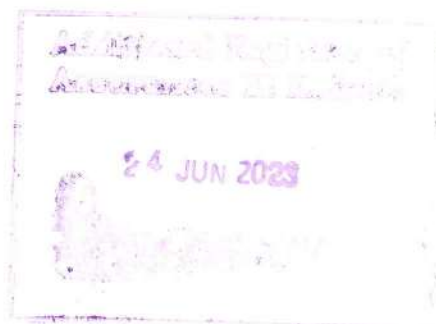
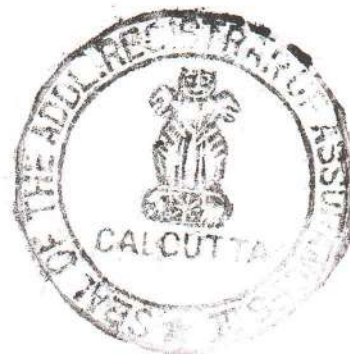


Additional Registrar of
Assurances III Kolkata

24 JUN 2023

- j. The **Said Property** or any part thereof is not the subject matter of any mortgage, attachment, charge, lien, security and/or guarantee of any nature whatsoever.
- k. No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the **Vendors** from selling and/or dealing with the **Said Property**.
- l. No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the **Vendors** from selling and/or dealing with the **Said Property**.
- m. There are no suits and/or proceedings and/or litigations pending in any Court of Law in respect of the **Said Property** nor there any order of attachment in respect thereof.
- n. The **Said Property** or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the **Vendors**.
- o. There is no water body in the **Said Property** and there is no case pending against the **Vendors** nor have the **Vendors** received notice of any such claim or proceeding.
- p. The **Vendors** have not entered into any agreement and/or writings with any person or persons nor they have received any deposit and/or earnest money or token money from any person or persons under any arrangement whatsoever in respect of the **Said Property** or any part thereof.
- q. The **Vendors** have not done any act or executed any document or papers or knows any fact whereby the sale of the **Said Property** by the **Vendors** to the Purchasers, free from all encumbrances and with vacant possession, can be obstructed or the enjoyment thereof by the Purchaser may be defeated, delayed or prejudiced in any manner.
- r. The **Vendors** have full power and absolute authority to sell and transfer the **Said Property**.

Syabir Bhadani
Gman



B. Representing the above, the Vendors proposed to sell to the Purchaser the **Said Property** and relying on the above Representations of the Vendors, the Purchaser is purchasing the **Said Property**.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

I. In the premises as aforesaid and in consideration of the sum of **Rs. 2,05,00,000/= (Rupees Two Crores and Five Lacs) Only** paid to the Vendors by the Purchaser at or before the execution of these presents (the receipt whereof the Vendors doth hereby and by the Memo of Consideration written herein below admit and acknowledge and of and from the same and every part thereof do hereby acquit release and forever discharge the Purchaser and the **Said Property** hereby conveyed and transferred) the Vendors doth hereby grant sell convey transfer assign and assure unto the Purchaser free from all encumbrances whatsoever **All That** the piece or parcel of the **Said Property** more fully and particularly described in the **SECOND SCHEDULE** hereunder written and bordered in "Red" in the annexed **Plan OR HOWSOEVER OTHERWISE** the Said Property or any part thereof now is or was at any time or times heretofore was situated butted bounded called known numbered described or distinguished **TOGETHER WITH** all yards, courtyards, compounds, gardens and all other advantages of ancient or other lights, pits, areas, fences, sewers, drains, ditches, water, water-courses, ways, paths, passages, trees, shrubs and all manner of rights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging or in anywise appertaining or which with the same or any part or portion thereof now is or was at any time or times heretofore were or was held, used, occupied, enjoyed or reputed to belong or be appurtenant thereto **AND** all the rents, issues and profits of the Said Property and every part thereof **AND** all the legal incidents thereof **AND** all the estates, rights, title, interests, inheritance, uses, possessions, claims and/or demands whatsoever both at law or in equity of the Vendors into, upon or in respect of the Said Property and every part or portion thereof **AND** all deeds, pattahs, muniments, writings and evidence of title which in anywise exclusively relate to the Said Property or any part or portion thereof and which now are may hereafter be in the possession, power or custody of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit **AND TO HAVE AND TO HOLD** the Said Property **AND ALL AND SINGULAR OTHER THE SAID PROPERTY HEREBY** granted, conveyed, sold, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser absolutely, forever and free from all encumbrances and liabilities whatsoever.

Syed R. Blacka

Omair

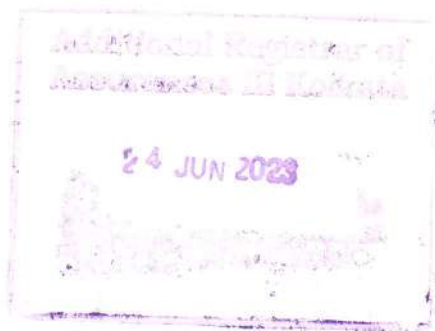


II. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER as follows:-

- (i) The **Vendors** are absolutely seized and possessed of or otherwise well and sufficiently entitled to the **Said Property** free from all encumbrances whatsoever and have good right full power, absolute authority and indefeasible title to grant sell convey and transfer the **Said Property** hereby granted sold conveyed and transferred or expressed so to be and every part thereof unto and the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents;
- (ii) The Purchaser shall and may from time to time and at all times hereafter peaceably and quietly enter into hold possess and enjoy the **Said Property** and every part thereof and receive and take the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or their predecessor-in-title or any person or persons having or lawfully rightfully or equitably claiming from under or in trust for the Vendors;
- (iii) The **Said Property** is free and clear and freely and clearly and absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, charges, liens, debts attachments, executions liabilities and encumbrances whatsoever;
- (iv) The Vendors and all persons having or lawfully or equitably claiming any estate, right title or interest whatsoever in the **Said Property** or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts deeds and things whatsoever for further, better and more perfectly and effectually granting and assuring the **Said Property** and every part thereof unto and to the use of the Purchasers as shall or may be reasonably required.
- (v) The Vendors hereby indemnify and agree to keep the purchaser saved, harmless and indemnified against all action, proceedings claims, demands, cost and expenses relation to the period till the date hereof that the Purchaser may suffer or incur hereafter by virtue of any claims of any nature whatsoever in respect of any liabilities arising in connection with the **Said Property**, statutory or contractual, and the Vendors hereby further undertake and

Sybil B. Bhaichar

Gm



covenant to forthwith pay, reimburse and/or make good such losses, expenses or cost incurred by the purchaser.

- (vi) All previous dues are liable to be paid by the Vendors up to date of registration and the Purchasers is liable to pay all dues from the date of registration.

III. The Purchaser doth hereby confirm having received vacant and peaceful possession of the Said Property.

IV. THE PURCHASER DOTH HEREBY COVENANT WITH THE VENDORS as follows:-

To pay and discharge regularly and punctually all taxes in respect of **Said Property**.

The Purchaser shall obtain and enjoy all sort of benefits provided and also obey all the terms conditions and impositions mentioned in the Indenture of Sale dated 30.05.2008, which was registered before the Additional Registrar of Assurances-II, Kolkata and duly recorded in Book No. I, Volume No. 1, Pages 1 to 9, Being No. 4621 for the year 2008.

FIRST SCHEDULE
(Total Land)

All That piece and parcel of land measuring about 64.60 Acres more or less situated In Mouza- Mahisbathan, Mahishbathan Gram Panchyat, J.L. No. 18 & Mouza- Thakdari, J.L. No. 19, Police Station Rajarhat, District North 24 Parganas, with in Action Area-1C, now CE-1, within CE Block, New Town, Kolkata - 700 156.

R.S. Plot Nos. 33 (Part), 35 (Part), 40 (Part), at Mouza Mahisbathan, and

R.S. Plot Nos. 1 (Part), 2 (Part), 3 (Part), 4 (Full), 5 (Full), 6 (Full), 7 (Full), 8 (Full), 9 (Full), 10 (Full), 11 (Full), 12 (Part), 13 (Part), 17 (Part), 18 (Part), 30 (Part), 31 (Part), 32 (Full), 33 (Full), 34 (Full), 35 (Part), 36 (Part), 40 (Part), 41 (Part), 42 (Full), 43 (Full), 44 (Full), 45 (Full), 46 (Full), 47 (Full), 48 (Part), 49 (Part), 50 (Part), 51 (Part), 52 (Full), 53 (Full), 54 (Full), 55 (Full), 56 (Full), 57 (Full), 58 (Part), 59 (Full), 60 (Full), 61 (Part), 62 (Full), 63 (Part), 64 (Part), 65 (Full), 66 (Full), 67 (Part), 68 (Part), 84 (Part), 85 (Part), 86 (Part), 87 (Full), 88 (Full), 88 (Full), 89 (Part), 90 (Full), 91 (Full), 92 (Part), 127 (Part), 128 (Part), 129 (Part), 130 (Part), 131 (Full), 132 (Full), 133 (Part), 134 (Part), 135 (Part), 136 (Full), 137 (Part), 142 (Part), 143 (Part), 144 (Part), 145 (Part), 146 (Full), 147 (Part), 148 (Full), 149

Syabir Bhattacha

Gm



(Full), 150 (Full), 151 (Full), 152 (Full), 153 (Full), 154 (Full), 155 (Full), 156 (Full), 157 (Full), 158 (Part), 164 (Part), 166 (Part), 167 (Part), 170 (Part), 171 (Part), 172 (Part), 173 (Part), 174 (Part), 175 (Full), 176 (Part), 177 (Part), 286 (Part), 729 (Part), at Mouza Thakdari.

SECOND SCHEDULE
(Subject matter of Sale)
[The Said Property]

All That piece and parcel of Land (vacant) measuring about 4.48 Cottahs be the same little more or less situated in Plot No. CE/I/B/3, in Block No. CE, Land-CE/1, Action Area-1C now CE-1, Premises No. 14-0212, Street No. 212, Assessee No. 014-0212-e-00-00001-12, New Town, Police Station Rajarhat, New Town, District North 24 Parganas, Pin - 700 156, within the local limits of Mahishbathan Gram Panchayet Together With all kinds of easement and appurtenances thereto and all kinds of rights of usages over the entire land and common paths and passages which are shown in the plan annexed hereto and delineated and demarcated with colour "RED". It is butted and bounded by

On the North :- By Plot No. CE/I/B/2;
On the South :- By Plot No. CE/I/B/4;
On the East :- By 12 Mt. wide Road;
On the West :- By Partly Open Egress & partly Plot No. CE/I/C/1.

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

EXECUTED AND DELIVERED by the
VENDORS hereto at Kolkata in the
presence of:

Witness:

1.

JAGDISH BHARTIA
Space Town Housing Complex
Block 3, Floor 4G,
VIP Road, Rajarhatpu,
Kolkata - 700152

2.

Bimal Kumar Das
12.C Lord Sinha Road
Shyam Kunj
Kolkata - 700071

(JITENDRA BHARTIA)
Jitendra Bhartia



Additional Registrar of
Assurances in Kolkata

24 JUN 2023

EXECUTED AND DELIVERED by the
PURCHASER hereto at Kolkata in the
presence of:

Witness:

1.

Bonehu

SHIVOHAM INFRAPROJECTS

[Signature]
Partner

SHIVOHAM INFRAPROJECTS

Partner *Rahul Ghosh*

2. *Bimal Kumar Ghosh*

Drafted by me, *Sanjay Mondal*
Mr. Sanjay Mondal, Advocate (Enrolment No. F-315/2002)
High Court, Calcutta
8 Old Post Office Street, 2nd Floor, Kolkata 700 001.
Phone : 033 22623384/ 9163404745



Additional Registrar of
Assurances III Kolkata

24 JUN 2023

RECEIPT AND MEMO OF CONSIDERATION

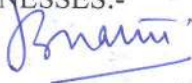
RECEIVED from the within named Purchaser the within mentioned sum **Rs. 2,05,00,000/- (Rupees Two Crores and Five Lacs) Only** being the full and final amount of consideration against the **Said Property** as per memo below :-

Date	Cheque/DD No.	Bank	Amount (Rs.)
<u>In favour of Jitendra Bhartia</u>			
18.04.2023	000003	Kotak Mahendra Bank Ltd. Baguihati, Kolkata	50,00,000/-
22.06.2023	091522 (D.D)	-Do-	30,00,000/-
22.06.2023	091525 (D.D)	-Do-	21,47,184/-
<u>In favour of Sujata Bhartia</u>			
18.04.2023	000004	Kotak Mahendra Bank Ltd. Baguihati, Kolkata	50,00,000/-
22.06.2023	091523 (D.D)	-Do-	30,00,000/-
22.06.2023	091524 (D.D)	-Do-	21,47,184/-
T.D.S 1% of Rs. 2,05,63,199/-			2,05,632/-
			<hr/>
			2,05,00,000/-
			<hr/>

(Rupees Two Crores and Five Lacs) Only

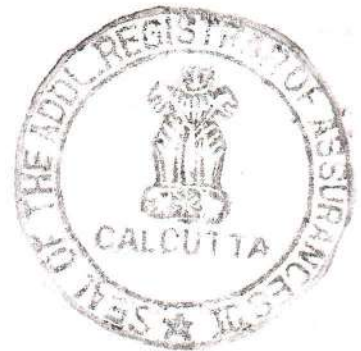
WITNESSES:-

1.



2. 


VENDORS



Additional Registrar of
Assurances III Kolkata

24 JUN 2023

WEST BENGAL HOUSING BOARD

105, S. N. BANERJEE ROAD, KOLKATA - 700 014.

EASTERN GREENS PROJECT OF WEST BENGAL HOUSING BOARD.

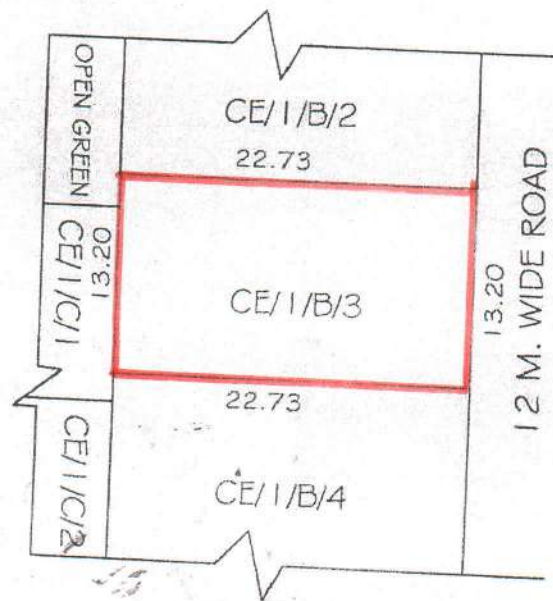
SITE PLAN OF PLOT CE/1/B/3 OF EASTERN GREENS PROJECT OF WEST BENGAL HOUSING BOARD IN BLOCK CE, LAND CE/1 IN ACTION AREA 1C AT NEW TOWN, RAJARHA

AREA OF LAND : 4.48 KATTAH OR 300.04 Sq.M. (APPROX)

NORTH



SCALE-1:600



Syabir Bhattacharya

G. S. M.

NOTE:

- 1) ALL DIMENSIONS ARE IN METRE.
- 2) PLOT IS SHOWN BY RED BORDER.

SHIVOHAM INFRAPROJECTS

[Signature]
Partner

SHIVOHAM INFRAPROJECTS

[Signature]
Partner



Additional Registrar of
Assurances III Kolkata

24 JUN 2023

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					

Ghosh



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

Sujata Bhattacharya



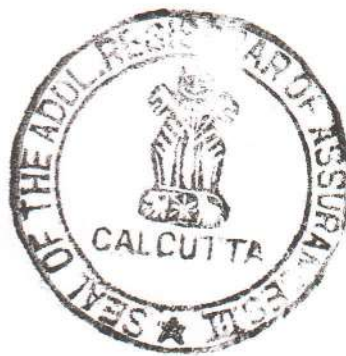
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Chatterjee



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

Rudul Ghosh



Additional Registrar of
Assurances III Kolkata

24 JUN 2023



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



230620232010865592

GRIPS Payment Detail

GRIPS Payment ID:	230620232010865592	Payment Init. Date:	23/06/2023 12:05:07
Total Amount:	1228826	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	CKX2636615	BRN Date:	23/06/2023 12:06:24
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: Nishant Kr. Saraf
Mobile: 9830235574

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240108655941	Directorate of Registration & Stamp Revenue	1228826
Total			1228826

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

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.







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



192023240108655941

GRN Details

GRN:	192023240108655941	Payment Mode:	Online Payment
GRN Date:	23/06/2023 12:05:07	Bank/Gateway:	State Bank of India
BRN :	CKX2636615	BRN Date:	23/06/2023 12:06:24
GRIPS Payment ID:	230620232010865592	Payment Init. Date:	23/06/2023 12:05:07
Payment Status:	Successful	Payment Ref. No:	2001517218/3/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Nishant Kr. Saraf
Address:	8 Old Post Office Street 2nd Floor, Kolkata , West Bengal, 700001
Mobile:	9830235574
EMail:	nishantsaraf1976@gmail.com
Contact No:	9830235574
Depositor Status:	Advocate
Query No:	2001517218
Applicant's Name:	Mr SANTOSH RAUT
Identification No:	2001517218/3/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	23/06/2023
Period To (dd/mm/yyyy):	23/06/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹).
1	2001517218/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	1023180
2	2001517218/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	205646
Total				1228826

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



Additional Registrar of
Assurances in Kolkata

24 JUN 2023

Major Information of the Deed

Deed No :	I-1903-04142/2023	Date of Registration	24/06/2023
Query No / Year	1903-2001517218/2023	Office where deed is registered	
Query Date	12/06/2023 3:25:06 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SANTOSH RAUT M/S. NISHANT KR. SARAF ADVOCATES, 8, OLD POST OFFICE STREET, 2ND FLOOR, KOLKATA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830653195, Status :Solicitor firm		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 2,05,00,000/-		Rs. 2,05,63,199/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,28,180/- (Article:23)		Rs. 2,05,730/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



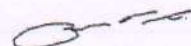
District: North 24-Parganas, P.S:- Rajarhat, Mouza: Hidco (Block - C E), JI No: 0, , Street No 212 Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3		Bastu	Bastu	4.48 Katha	2,05,00,000/-	2,05,63,199/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					7.392Dec	205,00,000 /-	205,63,199 /-	



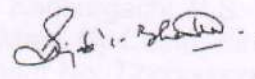
Representative Details :

Mr Rajiv Kumar Sarma
(Presentant)
Son of Late Mr. Late Sarma
Date of Execution
24/06/2023, Admitted by
Self Date of Admission

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Jitendra Bhartia Son of Ramji Lal Bhartia Executed by: Self, Date of Execution: 24/06/2023 , Admitted by: Self, Date of Admission: 24/06/2023 ,Place : Office			
		24/06/2023	LTI 24/06/2023	24/06/2023




Space Town Housing Complex, Block No. 3, VIP Road, Raghunathpur, Kolkata, Flat No: 4E, City:- Not Specified, P.O:- Baguiati, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxxx7q, Aadhaar No: 79xxxxxxxx2906, Status :Individual, Executed by: Self, Date of Execution: 24/06/2023
 , Admitted by: Self, Date of Admission: 24/06/2023 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mrs Sujata Bhartia Wife of Mr Jitendra Bhartia Executed by: Self, Date of Execution: 24/06/2023 , Admitted by: Self, Date of Admission: 24/06/2023 ,Place : Office			
		24/06/2023	LTI 24/06/2023	24/06/2023
Space Town Housing Complex, Block No. 3, VIP Road, Raghunathpur, Kolkata, Flat No: 4E, City:- Not Specified, P.O:- Baguiati, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: adxxxxxx5b, Aadhaar No: 24xxxxxxxx8031, Status :Individual, Executed by: Self, Date of Execution: 24/06/2023 , Admitted by: Self, Date of Admission: 24/06/2023 ,Place : Office				



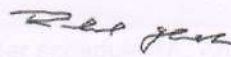
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHIVOHAM INFRAPROJECTS THE MERIDIAN, Ground Floor, Unit-g/3B, VIP Road, Raghunathpur, City:- Not Specified, P.O:- Deshbandhunagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: AExxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr Rajiv Kumar Sureka (Presentant) Son of Shri Motilal Sureka Date of Execution - 24/06/2023, , Admitted by: Self, Date of Admission: 24/06/2023, Place of Admission of Execution: Office				
		Jun 24 2023 11:42AM	LTI 24/06/2023	24/06/2023
RB-29, Duke Gardens Apartment, Block Crown, Raghunathpur, V.i.p. Road, Kolkata, Flat No: 3CD, City:- Not Specified, P.O:- Baguiati, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ajxxxxxx7r, Aadhaar No: 32xxxxxxxx5511 Status : Representative, Representative of : SHIVOHAM INFRAPROJECTS (as PARTNER)				

2

Name	Photo	Finger Print	Signature
Mr Rahul Ghosh Son of Shri Gour Ghosh Date of Execution - 24/06/2023, , Admitted by: Self, Date of Admission: 24/06/2023, Place of Admission of Execution: Office	 Jun 24 2023 11:49AM	 LTI 24/06/2023	 24/06/2023
28/3, Ramkrishna Samadhi Road, Kolkata, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: brxxxxxx0b, Aadhaar No: 72xxxxxxxx1516 Status : Representative, Representative of : SHIVOHAM INFRAPROJECTS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Santosh Raut Son of Mr A Raut 8, Old Post Office Street, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
	24/06/2023	24/06/2023	24/06/2023
Identifier Of Mr Jitendra Bhartia, Mrs Sujata Bhartia, Mr Rajiv Kumar Sureka, Mr Rahul Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Jitendra Bhartia	SHIVOHAM INFRAPROJECTS-3.696 Dec
2	Mrs Sujata Bhartia	SHIVOHAM INFRAPROJECTS-3.696 Dec

On 24-06-2023

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.

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

Presented for registration at 11:20 hrs on 24-06-2023, at the Office of the A.R.A. - III KOLKATA by Mr Rajiv Kumar Sureka .

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 2,05,63,199/-

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

Execution is admitted on 24/06/2023 by 1. Mr Jitendra Bhartia, Son of Ramji Lal Bhartia, Space Town Housing Complex, Block No. 3, VIP Road, Raghunathpur, Kolkata, Flat No: 4E, P.O: Baguiati, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by Profession Business, 2. Mrs Sujata Bhartia, Wife of Mr Jitendra Bhartia, Space Town Housing Complex, Block No. 3, VIP Road, Raghunathpur, Kolkata, Flat No: 4E, P.O: Baguiati, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by Profession House wife

Indetified by Mr Santosh Raut, , , Son of Mr A Raut, 8, Road: Old Post Office Street, , P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 24-06-2023 by Mr Rajiv Kumar Sureka, PARTNER, SHIVOHAM INFRAPROJECTS (Partnership Firm), THE MERIDIAN, Ground Floor, Unit-g/3B, VIP Road, Raghunathpur, City:- Not Specified, P.O:- Deshbandhunagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr Santosh Raut, , , Son of Mr A Raut, 8, Road: Old Post Office Street, , P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 24-06-2023 by Mr Rahul Ghosh, PARTNER, SHIVOHAM INFRAPROJECTS (Partnership Firm), THE MERIDIAN, Ground Floor, Unit-g/3B, VIP Road, Raghunathpur, City:- Not Specified, P.O:- Deshbandhunagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr Santosh Raut, , , Son of Mr A Raut, 8, Road: Old Post Office Street, , P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,05,730.00/- (A(1) = Rs 2,05,632.00/- ,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 2,05,646/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/06/2023 12:06PM with Govt. Ref. No: 192023240108655941 on 23-06-2023, Amount Rs: 2,05,646/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX2636615 on 23-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,28,180/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 10,23,180/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 51372, Amount: Rs.5,000.00/-, Date of Purchase: 24/05/2023, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/06/2023 -12:06PM with Govt. Ref. No: 192023240108655941 on 23-06-2023, Amount Rs: 10,23,180/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX2636615 on 23-06-2023, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2023, Page from 151862 to 151882
being No 190304142 for the year 2023.



Sa

Digitally signed by SAMAR KUMAR
PRAMANICK

Date: 2023.06.26 16:07:29 +05:30

Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2023/06/26 04:07:29 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

West Bengal.

(This document is digitally signed.)

DATED THIS 24th DAY OF JUNE, 2023

BETWEEN

MR. JITENDRA BHARTIA & ANR. VENDORS

AND

M/S. SHIVOHAM INFRAPROJECTS..... PURCHASER

CONVEYANCE

MR. SANJAY MONDAL ADVOCATE

8, Old Post Office Street,

2nd Floor, Kolkata 700 001

PH. (033) 2262 3384 / 9163404745