



# Sale Deed



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<b>Query No</b> 1904-2002548461/2021	<b>Serial No</b> 1904-017084/2021	<b>Deed No</b> I-1904-16877/2021
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<b>Set Forth Value :</b>	₹ 10,01,574/-	<b>Market Value :</b>	₹ 10,01,574/-
<b>Stamp Duty Paid :</b>	₹ 30,047/-	<b>Registration Fees Paid :</b>	₹ 10,016/-

<b>Seller(s)</b> SKIPPER VANIJYA PRIVATE LIMITED	<b>Buyer(s)</b> SUKHI NIVAS DVELOPERS LLP
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### Property Details :

Land/Landwith structure : District: North 24-Parganas, P.S: Rajarhat, Gram Panchayat: KIRITIPUR-II, , Pin Code : 700135

Mouza/Road	Plot No(s)	Land Area (in Dec)	Structure Area(in Sq.ft.)
Matiagachha	LR- 4291, 4292/5210, 4292/5211, 4293, 4294, 4296, 4297, 4298, 4299, 4306, 4327	8.8244	0.00000000
<b>TOTAL :</b>		<b>8.8244</b>	<b>0.00000000</b>

Mohul Mukhopadhyay 22/12/2021  
 ADDITIONAL REGISTRAR OF ASSURANCE  
 OFFICE OF THE A.R.A. - IV KOLKATA



Directorate of Registration & Stamp Revenue  
Government of West Bengal  
**e-Deed**

**DEED OF SALE**

THIS DEED OF SALE is made and executed on this 13th day of December ,Two Thousand Twenty-One

**BETWEEN**

1. SKIPPER VANIJYA PRIVATE LIMITED (PAN: AALCS8610C) , having it's office at 193/1 Mahatma Gandhi Road, 2nd Floor, M. G. Road, City:- Kolkata, P.O:- BURROBAZAR, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007 is being represented by their representative(s)

1. Mr PRATOSH KUMAR PATHAK (PAN: CDYPP8761Q) , Aadhaar No.: 85xxxxxx8220, son of Mr Sudhir Kumar Pathak, residing at Flat – 3B, 3rd Floor, 12/1, Murari Mohan Mitra Road, Agarpara, City:- Khardah, P.O:- Agarpara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058 Sex: Male, by Caste: Hindu, by Occupation: Business, by Nationality: Indian,

hereinafter referred to and called as the OWNER/VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to include its legal heirs/successor-in-office/successor-in-interest, executors,administrators, representatives,successors and assigns)

AND

1. SUKHI NIVAS DVELOPERS LLP (PAN: AEHFS1923F) , having it's office at 6/1/B, Kumarpara Road, Liluah, City:- Howrah, P.O:- LILUAH, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204 is being represented by their representative(s)

1. Mr JITENDRA KUMAR SINGH (PAN: ENOPS1448K) , Aadhaar No.: 43xxxxxx0521, son of Late Ram Chabila Singh, residing at 2, Dakshin Para 3rd Lane, City:- Rishra, P.O:- Morepukur, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250 Sex: Male, by Caste: Hindu, by Occupation: Service, by Nationality: Indian,

hereinafter referred to and called as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to include its legal heirs/successor-in-office/successor-in-interest, executors,administrators, representatives,successors and assigns)

WHEREAS NURALI BAIDYA was absolutely seized and possessed of and/or otherwise andsufficiently entitled to and is in possession of ALL THOSE pieces and parcelsof 'Bandh' Land measuringabout 0.4347 satak more or less out of 69 satak having 63 share thereincomprised in L.R. Dag No.4291 And land (shali) measuring about 7.8875 satakmore or less out of 631 satak having 125 share therein comprised in L.R. DagNo.4292/5210 And land (shali) measuring about 11.6375 satak more or less out of931 satak having 125 share therein comprised in L.R. Dag No.4292/5211 And land(bandh) measuring about 0.1008 satak more or less out of 16 satak having 63share therein comprised in L.R. Dag No.4293 And land (khal) measuring about0.3528 satak more or less out of 56 satak having 63 share therein comprised in L.R.Dag No.4294 And land (bandh) measuring about 0.0315 satak more or less out of 5satak having 63 share therein comprised in L.R. Dag No.4296 And land (shali)measuring about 0.2079 satak more or less out of 33 satak having 63 sharetherein comprised in L.R. Dag No.4297 And land (doba) measuring about



0.0567satak more or less out of 9 satak having 63 share therein comprised in L.R. Dag No.4298 And land (khal) measuring about 0.1764 satak more or less out of 28 satak having 63 share therein comprised in L.R. Dag No.4299 And land (shali) measuring about 0.3000 satak more or less out of 24 satak having 125 share therein comprised in L.R. Dag No.4306 And land (shali) measuring about 17.0555 satak more or less out of 443 satak having 385 share therein comprised in L.R. Dag No.4327 under L.R. Khatian No.2653 lying and situated at Mouza- Matiagacha, J.L. No.187, P.S. Barasat now P.S. Rajarhat, District- North 24-Parganas ;

AND WHEREAS the said NUR ALI BAIDYA died intestate leaving behind his wife Rakima Bibi (Khatun), three sons namely Dr. Sahidul Islam Baidya, Mafidul Islam Baidya, Naimul Islam Baidya and seven daughters namely Sahida Bibi, Luthfannessa Bibi, Abeda Bibi, Jobeda Bibi, Sajida Bibi, Mariyam Bibi, Sakera Bibi as his legal heirs and none else ;

AND WHEREAS the said Abeda Bibi died intestate leaving behind her surviving four sons namely Nizamuddin, Kutubuddin, Sk. Najimuddin, Rabiul Mohammad and two daughters namely Fatema Bibi and Najima Bibi as his legal heirs and none else ;

AND WHEREAS by virtue of Muslim law of Inheritance the said Nizamuddin, Kutubuddin, Sk. Najimuddin, Rabiul Mohammad, Fatema Bibi and Najima Bibi became absolute joint owners of ALL Those pieces and parcels of land (bandh) measuring about 0.0334 satak more or less out of 69 satak comprised in L.R Dag No. 4291 and land (shali) measuring about 0.6067 satak more or less out of 631 satak comprised in L.R Dag no. 4292/5210 and land (shali) measuring about 0.8952 satak more or less out of 931 satak comprised in L.R. Dag No.4292/5211 And land (bandh) measuring about 0.0078 satak more or less out of 16 satak comprised in L.R. Dag No.4293 And land (khal) measuring about 0.0271 satak more or less out of 56 satak comprised in L.R. Dag No.4294 And land (bandh) measuring about 0.0025 satak more or less out of 5 satak comprised in L.R. Dag No.4296 And land (shali) measuring about 0.0160 satak more or less out of 33 satak comprised in L.R. Dag No.4297 And land (doba) measuring about 0.0043 satak more or less out of 9 satak comprised in L.R. Dag No.4298 And land (khal) measuring about 0.0136 satak more or less out of 28 satak having 63 share therein comprised in L.R. Dag No.4299 And land (shali) measuring about 0.0230 satak more or less out of 24 satak comprised in L.R Dag no./ 4306 and land (shali) measuring about 1.3119 satak more or less out of 443 satak comprised in L.R Dag no. 4327 under L.R Khatian no. 2653 lying and situate at MOUZA- Matiagachha, J.L. No. 187, P.S- Rajarhat (previously Barasat) Dist.-North 24 paraganas



AND WHEREAS by virtue of Muslim Law of inheritance the said Mariyam Bibi became absolute owner of ALL Those pieces and parcels of land (bandh) measuring about 0.0334 satak more or less out of 69 satak comprised in L.R Dag no. 4291 and land (shali) measuring about 0.6068 satak more or less out of 631 satak comprised in L.R. Dag No.4292/5210 And land (shali) measuring about 0.8951 satak more or less out of 931 satak comprised in L.R. Dag No.4292/5211 And land (bandh) measuring about 0.0078 satak more or less out of 16 satak comprised in L.R. Dag No.4293 And land (khal) measuring about 0.0271 satak more or less out of 56 satak comprised in L.R. Dag No.4294 And land (bandh) measuring about 0.0024 satak more or less out of 5 satak comprised in L.R. Dag No.4296 And land (shali) measuring about 0.0160 satak more or less out of 33 satak comprised in L.R. Dag No.4297 And land (doba) measuring about 0.0043 satak more or less out of 9 satak comprised in L.R. Dag No.4298 And land (khal) measuring about 0.0136 satak more or less out of 28 satak having 63 share therein comprised in L.R Dag no. 4299 and land (shali) measuring about 0.0231 satak more or less out of 24 satak comprised in L.R Dag no. 4306 and land (shali) measuring about 1.3119 satak more or less out of 443 satak comprised in L.R Dag No. 4327 under L.R Khatian No. 2653 lying and situate at MOUZA- Matiagachha, J.L No. 187, P.S-Rajarhat (previously Barasat) Dist.- North 24 paraganas.

AND WHEREAS by virtue of Muslim Law of inheritance the said Mita Bibi alias Sakera Bibi became absolute owner of ALL Those pieces and parcels of land (bandh) measuring about 0.0334 satak more or less out of 69 satak comprised in L.R. Dag No.4291 And land (shali) measuring about 0.6067 satak more or less out of 631 satak comprised in L.R. Dag No.4292/5210 And land (shali) measuring about 0.8952 satak more or less out of 931 satak comprised in L.R. Dag No.4292/5211 And land (bandh) measuring about 0.0078 satak more or less out of 16 satak comprised in L.R. Dag No.4293 And land (khal) measuring about 0.0271 satak more or less out of 56 satak comprised in L.R. Dag No.4294 And land (bandh) measuring about 0.0024 satak more or less out of 5 satak comprised in L.R. Dag No.4296 And land (shali) measuring about 0.0160 satak more or less out of 33 satak comprised in L.R. Dag No.4297 And land (doba) measuring about 0.0043 satak more or less out of 9 satak comprised in L.R Dag no. 4298 and land (khal) measuring about 0.0136 more or less out of 28 satak having 63 share therein comprised in L.R Dag no. 4299 and land (shali) measuring about 0.0231 satak more or less out of 24 satak comprised in L.R Dag no. 4306 and land (shali) measuring about 1.3119 satak more or less out of 443 satak comprised in L.R Dag no. 4327 under L.R Khatian no. 2653 lying and situate at MOUZA- Matiagachha, J.L No. 187, P.S-Rajarhat (previously Barasat) Dist.- North 24 paraganas.

AND WHEREAS thus the said Nizamuddin, Kutubuddin, Sk. Najimuddin, Rabiul Mohammad, Fatema Bibi, Najima Bibi, Mariyam Bibi, Sakira Bibi alias Mita Bibi



became absolute Joint Owners of All Those pieces and parcels of land (bandh) measuring about 0.1002 satak more or less out of 69 satak comprised in L.R. Dag No.4291 And land (shali) measuring about 1.8202 satak more or less out of 631 satak comprised in L.R. Dag No.4292/5210 And land (shali) measuring about 2.6855 satak more or less out of 931 satak comprised in L.R. Dag No.4292/5211 And land (bandh) measuring about 0.0234 satak more or less out of 16 satak comprised in L.R. Dag No.4293 And land (khal) measuring about 0.0813 satak more or less out of 56 satak comprised in L.R. Dag No.4294 And land (bandh) measuring about 0.0073 satak more or less out of 5 satak comprised in L.R. Dag No.4296 And land (shali) measuring about 0.0479 satak more or less out of 33 satak comprised in L.R. Dag no. 4297 and land (doba) measuring about 0.0129 satak more or less out of 9 satak comprised in L.R. Dag no. 4298 and land (khal) measuring about 0.0408 satak more or less out of 28 satak having 63 share therein comprised in L.R. Dag no. 4299 and land (shali) measuring about 0.0692 satak more or less out of 24 satak comprised in L.R. Dag no. 4306 and land (shali) measuring about 3.9357 satak more or less out of 443 satak comprised in L.R. Dag no. 4327 under L.R. Khatian no. 2653 totaling to 8.8244 satak more or less lying and situate at MOUZA- Matiagachha, J.L. No. 187, P.S- Rajarhat (previously Barasat) Dist.-North 24 paraganas.

AND WHEREAS the said Nizamuddin, Kutubuddin, Sk. Najimuddin, Rabiul Mohammad, Fatema Bibi, Najima Bibi, Mariyam Bibi, Sakira Bibi alias Mita Bibi by way of a deed of conveyance dt. 19/01/2021 vide, Book No. 1, Volume No. 1523-2021, Page no.47860 to 47936 being no. 152300824 for the year 2021 sold and thereby transferred absolutely to Skipper Vanijya Pvt. Ltd. ALL THOSE pieces and parcels of land (bandh) measuring about 0.1002 satak more or less out of 69 satak comprised in L.R. Dag No.4291 And land (shali) measuring about 1.8202 satak more or less out of 631 satak comprised in L.R. Dag No.4292/5210 And land (shali) measuring about 2.6855 satak more or less out of 931 satak comprised in L.R. Dag No.4292/5211 And land (bandh) measuring about 0.0234 satak more or less out of 16 satak comprised in L.R. Dag No.4293 And land (khal) measuring about 0.0813 satak more or less out of 56 satak comprised in L.R. Dag No.4294 And land (bandh) measuring about 0.0073 satak more or less out of 5 satak comprised in L.R. Dag No.4296 And land (shali) measuring about 0.0479 satak more or less out of 33 satak comprised in L.R. Dag no. 4297 and land (doba) measuring about 0.0129 satak more or less out of 9 satak comprised in L.R. Dag no. 4298 and land (khal) measuring about 0.0408 satak more or less out of 28 satak having 63 share therein comprised in L.R. Dag no.4299 and land (shali) measuring about 0.0692 satak more or less out of 24 satak comprised in L.R. Dag no. 4306 and land (shali) measuring about 3.9357 satak more or less out of 443 satak comprised in L.R. Dag no. 4327 under L.R. Khatian no. 2653 lying and situate at MOUZA- Matiagachha, J.L. No. 187, P.S- Rajarhat (previously Barasat) Dist.- North 24 paraganas, as more fully and particularly described in the SCHEDULE hereunder written, hereinafter referred to as the said plots of land;





AND WHEREAS since then the Vendor herein is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Property as an Owner thereof.

AND WHEREAS the vendor herein has agreed to sell and the purchaser herein has agreed to purchase ALL THOSE pieces and parcels of land (bandh) measuring about 0.1002 satak more or less out of 69 satak comprised in L.R. Dag No.4291 And land (shali) measuring about 1.8202 satak more or less out of 631 satak comprised in L.R. Dag No.4292/5210 And land (shali) measuring about 2.6855 satak more or less out of 931 satak comprised in L.R. Dag No.4292/5211 And land (bandh) measuring about 0.0234 satak more or less out of 16 satak comprised in L.R. Dag No.4293 And land (khal) measuring about 0.0813 satak more or less out of 56 satak comprised in L.R. Dag No.4294 And land (bandh) measuring about 0.0073 satak more or less out of 5 satak comprised in L.R. Dag No.4296 And land (shali) measuring about 0.0479 satak more or less out of 33 satak comprised in L.R. Dag no. 4297 and land (doba) measuring about 0.0129 satak more or less out of 9 satak comprised in L.R. Dag no. 4298 and land (khal) measuring about 0.0408 satak more or less out of 28 satak having 63 share therein comprised in L.R. Dag no. 4299 and land (shali) measuring about 0.0692 satak more or less out of 24 satak comprised in L.R. Dag no. 4306 and land (shali) measuring about 3.9357 satak more or less out of 443 satak comprised in L.R. Dag no. 4327 under L.R. Khatian no. 2653 lying and situate at MOUZA- Matiagachha, J.L. No. 187, P.S- Rajarhat (previously Barasat) Dist.- North 24 paraganas, also demarcated with 'RED' mark in the plan annexed herewith and also more fully and particularly described in the SCHEDULE hereunder written, hereinafter called 'The said property' at or for the consideration of Rs. 10,01,574/- (Rupees Ten Lakh One Thousand Five Hundred Seventy Four) only.

**NOW THIS DEED WITNESSETH AS UNDER:**

That in consideration of Rs 10,01,574/- (Rupees TEN LAC ONE THOUSAND FIVE HUNDRED SEVENTY FOUR ) the entire amount has been received by the Seller from the Buyer prior to the execution of this Sale deed, the receipt of which is hereby admitted and acknowledged by the Seller.

That the Seller hereby sells, conveys and assigns the land absolutely and forever with all rights, title and interest of the same, unto the Buyer who shall hereafter be the absolute owner of the same and enjoy all rights of ownership etc.

That the actual physical possession of the said land has been handed over by the Seller to the Buyer who is in possession of the same at the time of registration of this

Sale deed.

That all taxes, charges, dues, demands, arrears, electricity charges, water charges, outstanding bills, house tax, development charges etc if any, in respect of the said land for the period prior to the date of execution of this Sale deed shall be paid and borne by the Seller and thereafter the same shall be paid and borne by the Buyer

That the Seller hereby agrees and assures the Buyer to help and assist him in getting the land transferred/mutated in the relevant department and any other concerned department and/or the Buyer shall have full right to get the land transferred/ mutated in his/her own name from the concerned department on the basis of this Sale Deed even in the absence of the Seller.

That all right and easements attached with the said property have also been conveyed and transferred with the said land, unto the Buyer.

That the Seller has assured and delivered to the Buyer that the said land under Sale is free from all sorts of encumbrances such as Sale, Mortgage, Gift, Transfer, decree, litigation, lease, acquisition/ notification etc. and there is no defect in the title of the Seller and if it is proved otherwise at any time and the Buyer suffers any loss, then the Seller shall be fully liable and responsible for the same and the Buyer shall be entitled to recover all his/her losses from the Seller.

That the Buyer shall have full right to apply and get the Water, Electric and Sewerage connection regarding the said land from the concerned authorities and also to get the existing name changed in his/her own name from the department concerned without any written consent of the Seller.

That the Seller has delivered the previous title documents relating to the said property.

That the Seller hereby declares and assures to the Buyer that the said property has not been acquired by the Govt. and there is no injunction or attachment order of any Court or Department.

That the market value of the property is Rs 10,01,574/- (Rupees TEN LAC ONE THOUSAND FIVE HUNDRED SEVENTY FOUR ) All facts relating to its market value, consideration and chargeability to stamp duty and transfer duty have been fully given in the Sale deed and mentioned Schedule B of this Sale deed.



## SCHEDULE OF PROPERTY (Said Property)

All That piece and parcel of Bastu land measuring about 0.1002 Decimal (0.1002 Decimal), more or less, lying and situated in LR Plot No:- 4291 and corresponding LR Khatian No:- 2653, at Mouza: Matiagachha, J.L. Number 187, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: Part Of Dag No. 5210. West: Part Of Dag No.4280. North: Part Of Dag No. 5210. South: Part Of Dag No.4289 And 4290.

All That piece and parcel of Bastu land measuring about 1.8202 Decimal (1.8202 Decimal), more or less, lying and situated in LR Plot No:- 4292/5210 and corresponding LR Khatian No:- 2653, at Mouza: Matiagachha, J.L. Number 187, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: Part Of Dag No. 4292/5211. West: Part Of Dag No. 4273, 4275, 4278. North: Part Of Dag No. 4292/5210. South: Part Of Dag No. 4292/5210.

All That piece and parcel of Bastu land measuring about 2.6855 Decimal (2.6855 Decimal), more or less, lying and situated in LR Plot No:- 4292/5211 and corresponding LR Khatian No:- 2653, at Mouza: Matiagachha, J.L. Number 187, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: Part Of Dag No. 4295. West: Part Of Dag No. 4292/5210. North: Part Of Dag No. 4292/5211. South: Part Of Dag No. 4292/5211.

All That piece and parcel of Bastu land measuring about 0.0234 Decimal (0.0234 Decimal), more or less, lying and situated in LR Plot No:- 4293 and corresponding LR Khatian No:- 2653, at Mouza: Matiagachha, J.L. Number 187, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: Part Of Dag No. 4295. West: Part Of Dag No. 4292. North: Part Of Dag No. 4293. South: Part Of Dag No. 5211.

All That piece and parcel of Bastu land measuring about 0.0813 Decimal (0.0813 Decimal), more or less, lying and situated in LR Plot No:- 4294 and corresponding LR Khatian No:- 2653, at Mouza: Matiagachha, J.L. Number 187, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: Part Of Dag No.4297 And 4298. West: Part Of Dag No. 5211. North: Part Of Dag No. 4293. South: Part Of Dag No. 4294.



All That piece and parcel of Bastu land measuring about 0.0073 Decimal (0.0073 Decimal), more or less, lying and situated in LR Plot No:- 4296 and corresponding LR Khatian No:- 2653, at Mouza: Matiagachha, J.L. Number 187, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: Part Of Dag No. 1033. West: Part Of Dag No. 5212. North: Part Of Dag No. 4296. South: Part Of Dag No. 5212.

All That piece and parcel of Bastu land measuring about 0.0479 Decimal (0.0479 Decimal), more or less, lying and situated in LR Plot No:- 4297 and corresponding LR Khatian No:- 2653, at Mouza: Matiagachha, J.L. Number 187, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: Part Of Dag No. 4295. West: Part Of Dag No. 4295 And 4298. North: Part Of Dag No. 4295. South: Part Of Dag No. 4295.

All That piece and parcel of Bastu land measuring about 0.0129 Decimal (0.0129 Decimal), more or less, lying and situated in LR Plot No:- 4298 and corresponding LR Khatian No:- 2653, at Mouza: Matiagachha, J.L. Number 187, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: Part Of Dag No. 4297. West: Part Of Dag No.4295. North: Part Of Dag No. 4295. South: Part Of Dag No.4295.

All That piece and parcel of Bastu land measuring about 0.0408 Decimal (0.0408 Decimal), more or less, lying and situated in LR Plot No:- 4299 and corresponding LR Khatian No:- 2653, at Mouza: Matiagachha, J.L. Number 187, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: Part Of Dag No. 4299. West: Part Of Dag No.4299. North: Part Of Dag No. 5211. South: Part Of Dag No. 4301.

All That piece and parcel of Bastu land measuring about 0.0692 Decimal (0.0692 Decimal), more or less, lying and situated in LR Plot No:- 4306 and corresponding LR Khatian No:- 2653, at Mouza: Matiagachha, J.L. Number 187, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: Part Of Dag No. 5213. West: Part Of Dag No.4307 And 4308. North: Part Of Dag No. 4299. South: Part Of Dag No. 4311.



All That piece and parcel of Bastu land measuring about 3.9357 Decimal (3.9357 Decimal), more or less, lying and situated in LR Plot No:- 4327 and corresponding LR Khatian No:- 2653, at Mouza: Matiagachha, J.L. Number 187, Touzi Number , under Police Station Rajarhat in the office of A.D.S.R. RAJARHAT, in the district of North 24-Parganas, under the jurisdiction of Gram Panchayat KIRITIPUR-II ,butted and bounded as follows: East: Part Of Dag No. 4327, West: Part Of Dag No. 4342, 4343, 4337, 4333, 4332, 4331, North: Part Of Dag No. 5210 And 5211, South: Part Of Dag No. 4326 And 4324,



### Memo of Consideration

Rs. 10,01,574/- ( Rupees TEN LAC ONE THOUSAND FIVE HUNDRED SEVENTY FOUR only) paid by the PURCHASER to the OWNER/VENDOR towards full and final consideration for the SAID PROPERTIES APPURTENANT THERETO in the following manner and the OWNER/VENDOR doth hereby admit and acknowledge the same.

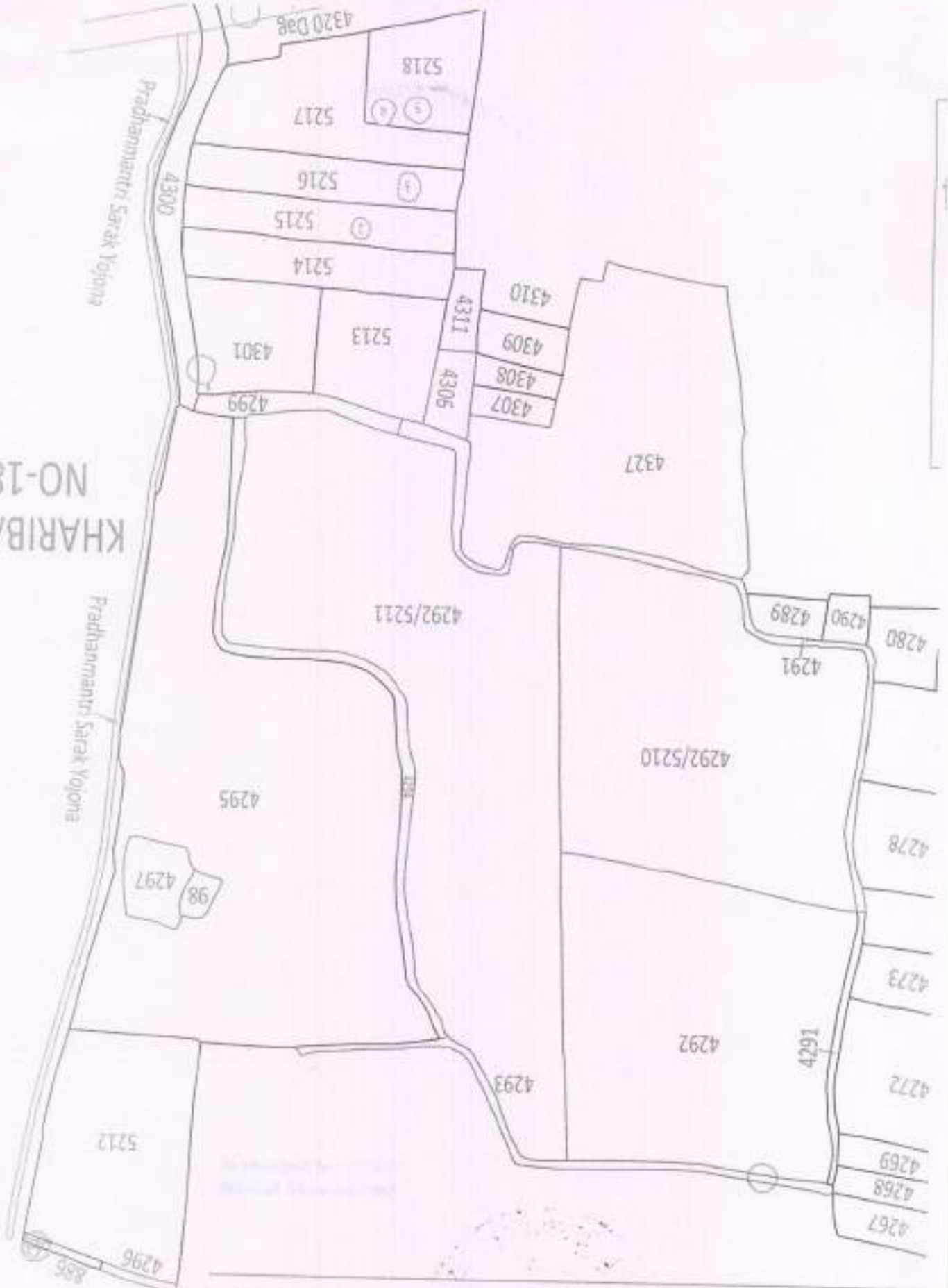
Sl. N o.	Date	Particulars	Amount
1.	10-12-2021	By Cheque000471 dated 10-12-2021 of ICICI BANK,	10,01,574/-
<b>T O T A L</b>			1001574/-





# ZA MAP AT MATIAGACHHA

KHARIBARIA  
NO-189



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals after understanding the contents of this Deed of Sale on the day, month and year first above written

Signature Not Verified  
Digitally Signed by JITENDRA  
KUMAR SINGH  
Date: 12/13/2021 11:56:50 AM



**WITNESSES :**

**SIGNED, SEALED AND DELIVERED**

by the Parties in the presence of:

1. Mr. SANTOSH AGARWAL, son of Late Motilal Agarwal, Aadhaar No.: 22xxxxxx3948  
(293, Guori Nath Shastri Sarani, Shyam Nagar Road, Post Office: Bangur Avenue, Dum  
Dum, Dum Dum District-North 24-Parganas, West Bengal, India, PIN - 700055)
2. Mr. Ravi Khaitan, son of Late Nirmal Kumar Khaitan, Aadhaar No.: 77xxxxxx2965  
(152/2 Block- B, Bangur Avenue, Post Office: Bangur Avenue, Lake Town, South Dum  
Dum District-North 24-Parganas, West Bengal, India, PIN - 700055)

Drafted by me:

Niloy Bhattacharya  
Licence/Enrolment No.: F/1531/2016  
HOWRAH DISTRICT COURT














Admission and execution using eSign by :







Signature Not Verified  
Digitally Signed by Selected Name  
: Mr JITENDRA KOMAR SINGH  
Date: 12/17/2021 11:52:14 AM

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2021.12.22 18:48:05 +05:30  
Reason: Digital Signing of Deed.



# Photo and Ten Fingerprint of Vendor/Buyer

IMEN FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr PRATOSH KUMAR PATHAK Address : Flat - 3B, 3rd Floor, 12/1, Murari Mohan Mitra Road, Agarpara, City:- Khardah, P.O:- Agarpara, P.S.-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700058					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
Signature <i>Pratosh Kumar Pathak</i>					

SPECIMEN FORM FOR TEN FINGERPRINTS OF BUYER/PURCHASER					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
Mr JITENDRA KUMAR SINGH Address : 2, Dakshin Para 3rd Lane, City:- Rishra, P.O:- Morepukur, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
Signature <i>Jitendra K Singh</i>					





IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals after understanding the contents of this Deed of Absolute Sale on the day, month and year first above written.

*Pratosh Kumar Pathak*

eSigned

Mr PRATOSH KUMAR PATHAK

Mr JITENDRA KUMAR SINGH



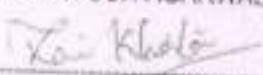
SIGNED, SEALED AND DELIVERED  
in the presence of:

4



Mr SANTOSH AGARWAL

5



Mr Ravi Khaitan

Drafted by me:

1.

N. LOY BHATTACHARYA

Niloy Bhattacharya

Licence No.: F/1531/2016

HOWRAH DISTRICT COURT





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

GRN Details

GRN: 192021220138939771 Payment Mode: Online Payment  
GRN Date: 17/12/2021 14:41:39 Bank/Gateway: State Bank of India  
BRN : IK0BKVZET1 BRN Date: 17/12/2021 14:12:16  
Payment Status: Successful Payment Ref. No: 2002548461/4/2021  
(Query No\*/Query Year)

Depositor Details

Depositor's Name: RAVI KHAITAN  
Address: 1, NETAJI SUBHASH ROAD KOLKATA-700001  
Mobile: 7450045030  
Depositor Status: Others  
Query No: 2002548461  
Applicant's Name: Mr Jitendra Kumar SINGH  
Address: A.R.A. - IV KOLKATA  
Office Name: A.R.A. - IV KOLKATA  
Identification No: 2002548461/4/2021  
Remarks: Sale, Sale Document Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002548461/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	10
2	2002548461/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	84
<b>Total</b>				<b>94</b>

IN WORDS: NINETY FOUR ONLY.

### Major Information of the Deed

Deed No :	I-1904-16877/2021	Date of Registration	17/12/2021
Query No / Year	1904-2002548461/2021	Office where deed is registered	
Query Date	07/12/2021 1:54:15 PM	1904-2002548461/2021	
Applicant Name, Address & Other Details	Jitendra Kumar SINGH Thana : Rishra, District : Hooghly, WEST BENGAL, Mobile No. : 6290585106, Status : Solicitor firm		
Transaction		Additional Transaction	
[0101] Sale, Sale Document			
Set Forth value		Market Value	
Rs. 10,01,574/-		Rs. 10,01,574/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 30,047/- (Article:23)		Rs. 10,100/- (Article:A(1))	
Remarks			

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, JI No: 187, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4291 (RS :-)	LR-2653	Bastu	Baluband h	0.1002 Dec	11,373/-	11,373/-	Width of Approach Road: 8 Ft.,
L2	LR-4292/5210 (RS :-)	LR-2653	Bastu	Shali	1.8202 Dec	2,06,593/-	2,06,593/-	Width of Approach Road: 8 Ft.,
L3	LR-4292/5211 (RS :-)	LR-2653	Bastu	Shali	2.6855 Dec	3,04,805/-	3,04,805/-	Width of Approach Road: 8 Ft.,
L4	LR-4293 (RS :-)	LR-2653	Bastu	Baluband h	0.0234 Dec	2,656/-	2,656/-	Width of Approach Road: 8 Ft.,
L5	LR-4294 (RS :-)	LR-2653	Bastu	Khal	0.0813 Dec	9,228/-	9,228/-	Width of Approach Road: 8 Ft.,
L6	LR-4296 (RS :-)	LR-2653	Bastu	Baluband h	0.0073 Dec	829/-	829/-	Width of Approach Road: 8 Ft.,
L7	LR-4297 (RS :-)	LR-2653	Bastu	Shali	0.0479 Dec	5,437/-	5,437/-	Width of Approach Road: 8 Ft.,
L8	LR-4298 (RS :-)	LR-2653	Bastu	Doba	0.0129 Dec	1,465/-	1,465/-	Width of Approach Road: 8 Ft.,
L9	LR-4299 (RS :-)	LR-2653	Bastu	Khal	0.0408 Dec	4,631/-	4,631/-	Width of Approach Road: 8 Ft.,
L10	LR-4306 (RS :-)	LR-2653	Bastu	Shali	0.0692 Dec	7,855/-	7,855/-	Width of Approach Road: 8 Ft.,
L11	LR-4327 (RS :-)	LR-2653	Bastu	Shali	3.9357 Dec	4,46,702/-	4,46,702/-	Width of Approach Road: 8 Ft.,
<b>TOTAL :</b>					<b>8.8244Dec</b>	<b>10,01,574 /-</b>	<b>10,01,574 /-</b>	
<b>Grand Total :</b>					<b>8.8244Dec</b>	<b>10,01,574 /-</b>	<b>10,01,574 /-</b>	





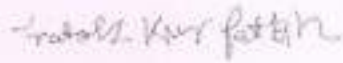


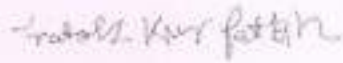


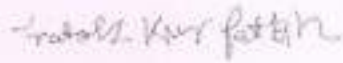


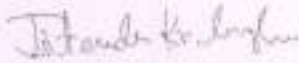


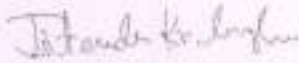


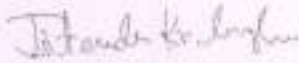
**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SKIPPER VANIJYA PRIVATE LIMITED</b> 193/1 Mahatma Gandhi Road, 2nd Floor, M. G. Road, City:- Kolkata, P.O:- BURROBAZAR, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SUKHI NIVAS DVELOPERS LLP</b> 6/1/B, Kumarpara Road, Liluah, City:- Howrah, P.O:- LILUAH, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204 , PAN No.:: AExxxxxx3F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr PRATOSH KUMAR PATHAK</b>                      Son of Mr Sudhir Kumar Pathak                      Date of Execution - 14/12/2021, , Admitted by: Self, Date of Admission: 14/12/2021, Place of Admission of Execution: Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Dec 14 2021 7:57PM</td> <td>LTI 14/12/2021</td> <td>14/12/2021</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr PRATOSH KUMAR PATHAK</b> Son of Mr Sudhir Kumar Pathak Date of Execution - 14/12/2021, , Admitted by: Self, Date of Admission: 14/12/2021, Place of Admission of Execution: Office					Dec 14 2021 7:57PM	LTI 14/12/2021	14/12/2021	Flat – 3B, 3rd Floor, 12/1, Murari Mohan Mitra Road, Agarpara, City:- Khardah, P.O:- Agarpara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CDxxxxxx1Q, Aadhaar No: 85xxxxxxxx8220 Status : Representative, Representative of : SKIPPER VANIJYA PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE)		
Name	Photo	Finger Print	Signature													
<b>Mr PRATOSH KUMAR PATHAK</b> Son of Mr Sudhir Kumar Pathak Date of Execution - 14/12/2021, , Admitted by: Self, Date of Admission: 14/12/2021, Place of Admission of Execution: Office																
	Dec 14 2021 7:57PM	LTI 14/12/2021	14/12/2021													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr JITENDRA KUMAR SINGH (Presentant )</b>                      Son of Late Ram Chabila Singh                      Date of Execution - 13/12/2021, , Admitted by: Self, Date of Admission: 14/12/2021, Place of Admission of Execution: Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Dec 14 2021 7:57PM</td> <td>LTI 14/12/2021</td> <td>14/12/2021</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr JITENDRA KUMAR SINGH (Presentant )</b> Son of Late Ram Chabila Singh Date of Execution - 13/12/2021, , Admitted by: Self, Date of Admission: 14/12/2021, Place of Admission of Execution: Office					Dec 14 2021 7:57PM	LTI 14/12/2021	14/12/2021	2, Dakshin Para 3rd Lane, City:- Rishra, P.O:- Morepukur, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ENxxxxxx8K, Aadhaar No: 43xxxxxxxx0521 Status : Representative, Representative of : SUKHI NIVAS DVELOPERS LLP (as AUTHORISED REPRESENTATIVE)		
Name	Photo	Finger Print	Signature													
<b>Mr JITENDRA KUMAR SINGH (Presentant )</b> Son of Late Ram Chabila Singh Date of Execution - 13/12/2021, , Admitted by: Self, Date of Admission: 14/12/2021, Place of Admission of Execution: Office																
	Dec 14 2021 7:57PM	LTI 14/12/2021	14/12/2021													



Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr SANTOSH AGARWAL</b> Son of Late MOTILAL AGARWAL 93, Gouri Nath Shastri Sarani, Shyam Nagar Road, City:- Dum Dum, P.O:- Bangur Avenue, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700055			
	14/12/2021	14/12/2021	14/12/2021
Identifier Of Mr PRATOSH KUMAR PATHAK, Mr JITENDRA KUMAR SINGH			





Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SKIPPER VANIJYA PRIVATE LIMITED	SUKHI NIVAS DVELOPERS LLP-0.1002 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	SKIPPER VANIJYA PRIVATE LIMITED	SUKHI NIVAS DVELOPERS LLP-0.0692 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	SKIPPER VANIJYA PRIVATE LIMITED	SUKHI NIVAS DVELOPERS LLP-3.9357 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SKIPPER VANIJYA PRIVATE LIMITED	SUKHI NIVAS DVELOPERS LLP-1.8202 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SKIPPER VANIJYA PRIVATE LIMITED	SUKHI NIVAS DVELOPERS LLP-2.6855 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SKIPPER VANIJYA PRIVATE LIMITED	SUKHI NIVAS DVELOPERS LLP-0.0234 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	SKIPPER VANIJYA PRIVATE LIMITED	SUKHI NIVAS DVELOPERS LLP-0.0813 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	SKIPPER VANIJYA PRIVATE LIMITED	SUKHI NIVAS DVELOPERS LLP-0.0073 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	SKIPPER VANIJYA PRIVATE LIMITED	SUKHI NIVAS DVELOPERS LLP-0.0479 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	SKIPPER VANIJYA PRIVATE LIMITED	SUKHI NIVAS DVELOPERS LLP-0.0129 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	SKIPPER VANIJYA PRIVATE LIMITED	SUKHI NIVAS DVELOPERS LLP-0.0408 Dec

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, JI No: 187, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4291, LR Khatian No:- 2653	Owner:নূর জলী বদি .. Gurdian:এজহার , Address:সোনারকপুর , Classification:বাঁধ, Area:0.03750000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 4292/5210, LR Khatian No:- 2653	Owner:নূর জলী বদি .. Gurdian:এজহার , Address:সোনারকপুর , Classification:বাঁধ, Area:0.03750000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 4292/5211, LR Khatian No:- 2653	Owner:নূর জলী বদি .. Gurdian:এজহার , Address:সোনারকপুর , Classification:বাঁধ, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 4293, LR Khatian No:- 2653	Owner:নূর জলী বদি .. Gurdian:এজহার , Address:সোনারকপুর , Classification:বাঁধ,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 4294, LR Khatian No:- 2653	Owner:নূর জলী বদি .. Gurdian:এজহার , Address:সোনারকপুর , Classification:বাঁধ, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 4296, LR Khatian No:- 2653	Owner:নূর জলী বদি .. Gurdian:এজহার , Address:সোনারকপুর , Classification:বাঁধ,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 4297, LR Khatian No:- 2653	Owner:নূর জলী বদি .. Gurdian:এজহার , Address:সোনারকপুর , Classification:বাঁধ, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 4298, LR Khatian No:- 2653	Owner:নূর জলী বদি .. Gurdian:এজহার , Address:সোনারকপুর , Classification:ভাঙ্গা,	Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 4299, LR Khatian No:- 2653	Owner:নূর জলী বদি .. Gurdian:এজহার , Address:সোনারকপুর , Classification:বাঁধ, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 4306, LR Khatian No:- 2653	Owner:নূর জলী বদি .. Gurdian:এজহার , Address:সোনারকপুর , Classification:বাঁধ,	Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 4327, LR Khatian No:- 2653	Owner:নূর জলী বদি .. Gurdian:এজহার , Address:সোনারকপুর , Classification:বাঁধ, Area:0.07820000 Acre,	Seller is not the recorded Owner as per Applicant.



On 10-12-2021

**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 10,01,574/-

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

On 14-12-2021

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

Presented for registration at 17:50 hrs on 14-12-2021, at the Office of the A.R.A. - IV KOLKATA by Mr JITENDRA KUMAR SINGH .

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

Execution is admitted on 14-12-2021 by Mr PRATOSH KUMAR PATHAK, AUTHORISED REPRESENTATIVE, SKIPPER VANIJYA PRIVATE LIMITED (Private Limited Company), 193/1 Mahatma Gandhi Road, 2nd Floor, M. G. Road, City:- Kolkata, P.O:- BURROBAZAR, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007

Identified by Mr SANTOSH AGARWAL, . , Son of Late MOTILAL AGARWAL, 93, Gouri Nath Shastri Sarani, Shyam Nagar Road, P.O: Bangur Avenue, Thana: Dum Dum, . City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Execution is admitted on 14-12-2021 by Mr JITENDRA KUMAR SINGH, AUTHORISED REPRESENTATIVE, SUKHI NIVAS DVELOPERS LLP (LLP), 6/1/B, Kumarpara Road, Liluah, City:- Howrah, P.O:- LILUAH, P.S:-Liluah, District:- Howrah, West Bengal, India, PIN:- 711204

Identified by Mr SANTOSH AGARWAL, . , Son of Late MOTILAL AGARWAL, 93, Gouri Nath Shastri Sarani, Shyam Nagar Road, P.O: Bangur Avenue, Thana: Dum Dum, . City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,100/- ( A(1) = Rs 10,016/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 10,016/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/12/2021 5:05PM with Govt. Ref. No: 192021220133216181 on 10-12-2021, Amount Rs: 10,016/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 71376109 on 10-12-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 30,047/- and Stamp Duty paid by by online = Rs 30,037/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/12/2021 5:05PM with Govt. Ref. No: 192021220133216181 on 10-12-2021, Amount Rs: 30,037/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 71376109 on 10-12-2021, 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**



On 17-12-2021

**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 10,100/- ( A(1) = Rs 10,016/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 84/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/12/2021 2:43PM with Govt. Ref. No: 192021220138939771 on 17-12-2021, Amount Rs: 84/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BKVZET1 on 17-12-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 30,047/- and Stamp Duty paid by by online = Rs 10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/12/2021 2:43PM with Govt. Ref. No: 192021220138939771 on 17-12-2021, Amount Rs: 10/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BKVZET1 on 17-12-2021, 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 1904-2021, Page from 766487 to 766515

being No 190416877 for the year 2021.



Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2021.12.22 18:48:07 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 22-Dec-21 6:47:54 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.



(This document is digitally signed.)

Additional Registrar of  
Assurances-V, Kolkata

