

4600/2021

I-4940/2021



3/2/21

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



L 481480

Certified that the Document is admitted to Registration. The Stamp Duty and the endorsement sheets attached to this document are the part of this instrument.

Additional Registrar of Assurances-IV, Kolkata

4 MAY 2021

2/25203
2021
Mr. 1118983/
Kampalata
3 w/ten 2 ch 30

DEED OF CONVEYANCE

Additional Registrar of Assurances-IV, Kolkata

THIS DEED OF CONVEYANCE is made on this the 22nd day of April, Two Thousand Twenty One (2021) - **BETWEEN**

Val Case No. 1105 of 21.04.21

J (1) 250
J (2) 150
Total 400/-
Realised on.....

ARA-IV
Kolkata

17274

22 JAN 2021

No. Rs. **500/-** Date **GOMNATHI PAL**
Advocate
Alipore Police Court

Name:

Address:

Vendor: *Subhankar Das*
Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

19
21
61
Su

Susant. Meka



vy
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21
21
I

[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

22 APR 2021

Vommital
Advocate
High Court, Calcutta
Level-1.



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

GRN Details

GRN: 192021220005696971
GRN Date: 21/04/2021 11:48:57
BRN: 61925462
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: ICICI Bank
BRN Date: 21/04/2021 11:04:46
Payment Ref. No: 2000715203/14/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SUSHANT MEHER
Address: 3E SRISTI PLAZA, SALUA BAZAR
Mobile: 8777751593
Depositor Status: Buyer/Claimants
Query No: 2000715203
Applicant's Name: Mr SOMNATH PAL
Identification No: 2000715203/14/2021
Remarks: Sale, Sale Document Payment No 14
Period From (dd/mm/yyyy): 21/04/2021
Period To (dd/mm/yyyy): 20/05/2021

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000715203/14/2021	Property Registration- Stamp duty	0030-02-103-003-02	298375
2	2000715203/14/2021	Property Registration- Registration Fees	0030-03-104-001-16	37297
			Total	335672

IN WORDS: THREE LAKH THIRTY FIVE THOUSAND SIX HUNDRED SEVENTY TWO ONLY.

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

GRN Details

GRN: 192021220003569731
GRN Date: 13/04/2021 12:53:40
BRN : 61559189
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: ICICI Bank
BRN Date: 13/04/2021 12:04:58
Payment Ref. No: 2000715203/8/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SUSHANT MEHER
Address: SALUA BAZAAR, AIRPORT, KOLKATA
Mobile: 8777751593
Depositor Status: Buyer/Claimants
Query No: 2000715203
Applicant's Name: Mr SOMNATH PAL
Identification No: 2000715203/8/2021
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 13/04/2021
Period To (dd/mm/yyyy): 12/05/2021

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000715203/8/2021	Property Registration- Stamp duty	0030-02-103-003-02	372489
2	2000715203/8/2021	Property Registration- Registration Fees	0030-03-104-001-16	74608
			Total	447097

IN WORDS: FOUR LAKH FORTY SEVEN THOUSAND NINETY SEVEN ONLY.







Government of West Bengal



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

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

Signature / LTI Sheet of Query No/Year 19042000715203/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print 2275	Signature with date
1	Mr RAJENDRA PRASAD AGARWALA 18A, MAYFAIR ROAD, 3RD FLOOR, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Represent ative of Seller [ARYAN BARTER PRIVATE LIMITED]			R.P. Agarwala 22/4/2021
Sl No.	Name of the Executant	Category	Photo	Finger Print 2276	Signature with date
2	Mr SUSHANT MEHER FLAT NO. 3E, SRISTI PLAZA, SALUA BAZAR, RAJARHAT GOPALPUR, P.O:- AIRPORT, P.S:- Airport, District:-North 24- Parganas, West Bengal, India, PIN - 700136	Represent ative of Buyer [SURESH AM ENCLAVE PRIVATE LIMITED]			Sushant Meher 22/04/2021

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print 2276	Signature with date
1	Mr SOMNATH PAL Son of Late BAIDYANATH PAL HIGHCOURT CALCUTTA, P.O:- GPO, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN - 700001	Mr RAJENDRA PRASAD AGARWALA, Mr SUSHANT MEHER			Somnath Pal 22/4/2021

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



ARYAN BARTER PVT. LTD. (PAN : AAKCA0694B) a Private Limited Company incorporated under the Companies Act, 1956 (CIN : U51909WB2011PTC170751) having its registered office at 14, Netaji Subhash Road, 1st Floor, P.O. – GPO Kolkata, P.S. - Hare Street Kolkata - 700 001, West Bengal, represented by its Director **MR. RAJENDRA PRASAD AGARWALA** (PAN : ACJPA0807G) son of Late Ram Prasad Agarwala, by Caste – Hindu, by Nationality – Indian, by Occupation – Business, residing at 18A, Mayfair Road, 3rd Floor, P.O. - Ballygunj, P.S. - Karaya, Kolkata – 700 019, West Bengal, hereinafter referred to as the “**VENDOR**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor and/or successors-in-interest representatives and assigns) of the ONE PART.

AND

SURESHAM ENCLAVE PVT. LTD. (PAN : AASCS5502J) a Private Limited Company incorporated under the Companies Act, 1956 (CIN : U45400WB2012PTC187323) having its registered office at Plot No.180, Block DD, Street no. 295, New Town, P.O. Newtown, P.S. Newtown, Dist. North 24 Parganas, Kolkata - 700 156, West Bengal, represented by its Director **MR. SUSHANT MEHER** (PAN : DUEPM0033C), son of Mr. Tulsi Meher, by Caste – Hindu, by Nationality – Indian, by Occupation – Business, residing at Flat No. 3E, Sristi Plaza, Salua Bazar, Rajarhat Gopalpur, Post Office - Airport, Police Station – Airport, North 24 Parganas, Kolkata – 700 136, West Bengal, hereinafter referred to as the “ **PURCHASER** ” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor and/or successors-in-interest representatives and assigns) of the OTHER PART.

WHEREAS one Gangadhar Mondal got the Shali Land measuring 09 Decimal more or less comprised in R.S. & L.R. Dag No. 2018 by a virtue of a 'Rayati Bandoboshto Patra' dated 03.08.1994 and was executed by Govt. of West Bengal vide RS case No. 2/1994 Sl No. 15 of B.L. & L.R.O. Rajarhat and also B.L. & L.R.O. Rajarhat issued L.R. Khatian No. 2417 in the name of said Gangadhar Mondal as 'Pattamule Dang' (referred as Gangadhar's Property).

AND WHEREAS one Bijoli Mondal got the Shali Land measuring 07 Decimal more or less comprised in R.S. & L.R. Dag No. 2018 by a virtue of a 'Rayati Bandoboshto Patra' dated 03.08.1994 and was executed by Govt. of West Bengal vide RS case No. 2/1994 Sl No. 16 of B.L. & L.R.O. Rajarhat and also B.L. & L.R.O. Rajarhat issued L.R. Khatian No. 2418 in the name of said Bijoli Mondal as 'Pattamule Dang'.

AND WHEREAS the said Gangadhar Mondal died intestate on 23.08.2011 leaving behind his wife Pratima Mondal and two daughters namely Sefali Mondal & Shyamali Mondal as his legal heiresses who inherited the said Gangadhar's Property in equal share and got their names mutated in the records of B.L. & L.R.O. Rajarhat in L.R. Khatian Nos. 2818, 2819 & 2420.

AND WHEREAS by a Deed of Conveyance dated 14th day of December 2012 made between the Smt. Pratima Mondal, Smt. Shyamali Mondal, Smt. Shefali Mondal and Smt. Bijoli Mondal therein referred to as the Land Owners/Vendors of the First Part and 1) Suresham Enclave Pvt. Ltd. 2) Aryan Barter Pvt. Ltd. and 3) Mounthill Realty Pvt. Ltd. therein jointly referred to as the Purchasers of the Second Part and Sri Harish Chandra Mondal and Si Sankar Mistri therein jointly referred to as the Confirming Parties of the Third Part and registered in the office of District Sub-registrar-II, North 24 Parganas and recorded in Book No. 1, CD Volume No. 64, Pages from 3231 to 3259, Being No. 18099 for the

year 2012, the said Smt. Pratima Mondal, Smt. Shyamali Mondal, Smt. Shefali Mondal and Smt. Bijoli Mondal for the consideration mentioned therein, sold granted transferred conveyed assigned and assured unto and in favour of the Purchasers therein ALL THAT the part and parcel of (i) Shali Land measuring 09 Decimal more or less comprised in R.S. & L.R. Dag No. 2018 recorded in L.R. Khatian No. 2818, 2819 & 2820 and (ii) Shali Land measuring 07 Decimal comprised in R.S. & L.R. Dag No. 2018 recorded in L.R. Khatian No. 2418 aggregating to a total area of land measuring 16 Decimal lying and situate at Mouza - Chak Pachuria, J.L. No. 33, under Block - Rajarhat, P.S. - Rajarhat (now New Town) within jurisdiction of Pathar Ghata Gram Panchayet, in the District of North 24 Parganas in the State of West Bengal and for the sake of brevity hereinafter referred to as the "**Said Total Property**".

AND WHEREAS after purchase the said 1) Suresham Enclave Pvt. Ltd. 2) Aryan Barter Pvt. Ltd. and 3) Mounthill Realty Pvt. Ltd. become joint and absolute owners of the said Total Property each having undivided $1/3^{\text{rd}}$ equal share and mutated their names in the records of B.L. & L.R.O. Rajarhat in Khatian Nos. 2941, 2939 and 2940 respectively and paying Khazna regularly.

AND WHEREAS joint possession and enjoyment of the said Property had caused various inconveniences and other difficulties on part of all parties hereto and being undivided $1/3^{\text{rd}}$ equal share in the said Total Property, all parties mutually decided to make amicable partition of the said total Property by division and partition of the same in metes and bounds and for the same purpose they executed a Deed of Partition dated 18th day of December, 2020 and registered in the Office of the Additional Registrar of Assurances - 1, Kolkata and recorded in Book No. I, Volume No. 1901-2021, Pages from 115 to 152, Being No. 190105365 for the year 2020, and three equal division were mutually made as

shown in plan annexed thereto and marked as plot 'A', Plot 'B' and Plot 'C'. The Plot 'A' allotted to the Purchaser herein said Suresham Enclave Pvt. Ltd. and Plot 'B' allotted to the Vendor herein said Aryan Barter Pvt. Ltd. and Plot 'C' allotted to the said Mounthill Realty Pvt. Ltd.

AND WHEREAS the Vendor herein is the absolute Owner and seized and possessed of or otherwise well and sufficiently entitled to a demarcated Plot No. 'B' **ALL THAT** the part and parcel of Shali Land measuring an area of 5.33 Decimal more or less comprised in R.S. & L.R. Dag No. 2018 recorded in L.R. Khatian No. 2939 lying and situate at Mouza - Chak Pachuria, J.L. No. 33, under Block - Rajarhat, P.S. - Rajarhat (now New Town) within jurisdiction of Pathar Ghata Gram Panchayet, in the District of North 24 Parganas in the State of West Bengal hereinafter referred to as the "**said Property**" absolutely and forever free from all encumbrances and liabilities.

AND WHEREAS the Vendor has decided to dispose of the said Property and the Purchaser coming to know of such desirous of the Vendor, approached them with the proposal to purchase and acquire the said Property and after negotiation with the Vendor has offered for the total consideration of Rs. 56,75,000/- (Rupees Fifty Six Lakhs Seventy five thousand only) on which Vendor has agreed.

AND WHEREAS the Purchaser has thoroughly examined and inspected all the documents and Deeds of ownership of the Vendor and searched the title of the Vendor with all concerned authorities and got itself fully satisfied about the title of the Vendor and has satisfied with the right title interest of the said Property.

AND WHEREAS The Vendor has now agreed to sell and the Purchaser has agreed to purchase **ALL THAT** a plot of demarcated Shali Land being Plot No. 'B' measuring an area of 5.33 Decimal more or less

comprised in R.S. & L.R. Dag No. 2018 recorded in L.R. Khatian No. 2939 lying and situate at Mouza – Chak Pachuria, J.L. No. 33, under Block - Rajarhat, P.S. - Rajarhat (now New Town) within jurisdiction of Pathar Ghata Gram Panchayet, in the District of North 24 Parganas in the State of West Bengal more particularly described in the Schedule hereunder written and hereinafter referred to as the '**said Property**', at or for a total consideration of Rs. 56,75,000/- (Rupees Fifty Six Lakhs Seventy five thousand only) absolutely and forever free from all encumbrances and liabilities whatsoever.

AND WHEREAS the Purchaser has at or before execution of this deed of sale paid the full consideration amount to the Vendor and the Vendor has put the Purchaser in Khas, peaceful, vacant and physical possession of the said Property.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 56,75,000/- (Rupees Fifty Six Lakhs Seventy five thousand only) duly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt for the same hereunder written admits and acknowledges and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser as well as the said Property hereby sold, conveyed and transferred and every part thereof) the Vendor doth hereby grant, sell, convey, transfer, assign, and assure unto and in favour of the Purchaser **ALL THAT** the part and parcel of demarcated Shali Land being Plot No. 'B' measuring an area of 5.33 Decimal more or less comprised in R.S. & L.R. Dag No. 2018 recorded in L.R. Khatian No. 2939 lying and situate at Mouza – Chak Pachuria, J.L. No. 33, under Block - Rajarhat, P.S. - Rajarhat (now New Town) within jurisdiction of Pathar Ghata Gram Panchayet, in the District of North 24 Parganas in

the State of West Bengal in 'as is where is' condition and hereinbefore as well as hereinafter for the sake of brevity referred to as the "**said Property**" and is delineated in the map or plan hereto annexed and thereon bordered **RED TOGETHERWITH** all other easement rights including the right of ingress and egress and the compound and appurtenances belonging thereto OR HOWSOEVER OTHERWISE the said Property now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished together with all paths, passages, waters, water-courses, sewers, drains and all manner of former and other lights, rights, liberties, easements, privileges, emoluments, advantages, appendages and appurtenances whatsoever to the said Property belonging or in anywise appertaining thereto or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions, remainder or reminders AND all the rents, issues and profits thereof AND all and every part thereof AND all the legal incidence thereof AND all the estate, right, title, interest, inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendor into upon or in respect of the said Property and every part thereof hereby granted and transferred AND all deeds, pattahs, muniments, writing and evidences of title which in anywise relating to the said Property or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said Property AND the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be together with right of ingress and egress and all other rights, interests, members and appurtenances belonging thereunto and every part thereof unto and to the use of the Purchaser absolutely and

forever free from all mortgages, charges, liens, lispendens, encumbrances and liabilities whatsoever.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER:

- a) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor made, done, committed or knowingly or willingly suffered to the contrary, the Vendor is absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said Property in its entirety free from all encumbrances and liabilities whatsoever.
- b) That the Vendor have good right full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever.
- c) That the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property hereby granted, sold, conveyed and transferred and receive and enjoy the rents issues and profits thereof and every part thereof without any lawful let, suit, trouble, hindrance, eviction, interruption, disturbance, claim and demand whatsoever from of or by the Vendor or any other person or persons lawfully or equitably claiming from through under or in trust for the Vendor.
- d) The Vendor doeth hereby further covenant with the Purchaser that the Vendor has or hath not at any time done, executed or

performed or suffered to the contrary or been party or privy to any act, deed, matter or thing whereby or by reason or by means whereof the said Property or any part thereof is or are or may be impeached, charged encumbered or affected by reason whereof the Vendor may be prevented from conveying the said Property in the manner aforesaid.

- e) Further the Vendor and all persons having or lawful or equitably claiming estates, rights, title, interest, Property claim and demand whatsoever into or upon the said Property hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make, do, acknowledge and execute or cause to be made, done, acknowledged and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly, effectually or satisfactorily granting transferring and assuring the said Property and every part and parcel thereof unto and to the use of the Purchaser as shall or may be reasonably required.

THE PURCHASER DOTH HEREBY CONVENT WITH THE VENDOR as follows :-

- a) That the Purchaser has thoroughly examined and inspected all documents and Deeds of ownership of the Vendor with all related documents and papers and are fully satisfied with the title of the Vendor to the said Property and have satisfied with right title and interest of said Property and area of the said Property.
- b) The Purchaser shall regularly and punctually pay all the Municipal

taxes, rates, impositions and other outgoings in respect of the said Property.

- c) The Purchaser from the date of this presents shall indemnify, keep indemnified, defend and hold harmless the Vendor and its assigns and agents against any and all losses, expenses, claims, costs and damages suffered, arising out of any act or omission or commission on the part of the Purchaser.

THE SCHEDULE ABOVE REFERRED TO

(The said Property sold herewith)

ALL THAT the part and parcel of demarcated **Shali Land** being Plot No. 'B' measuring an area of land measuring more or less **3 cottah 3 chittacks 30 sq.ft. (5.33 Decimal)** more or less comprised in **R.S. & L.R. Dag No. 2018** recorded in **L.R. Khatian No. 2939** lying and situate at **Mouza - Chak Pachuria**, J.L. No. 33, under Block - Rajarhat, **P.S. - Rajarhat (now New Town)** within jurisdiction of **Pathar Ghata Gram Panchayet**, in the District of North 24 Parganas in the State of West Bengal, together with easement right for access and user of the said Property as delineated in the map or plan hereto annexed and thereon bordered **RED** and butted and bounded as under :

ON THE NORTH : By Plot 'A'

ON THE SOUTH : By Plot 'C'

ON THE EAST : By Bamboo Garden

ON THE WEST : By 12 ft' wide Metal Road

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seal the day, month and year first above written.

SIGNED SEALED AND DELIVERED
by the VENDOR at Kolkata in the
presence of :-

1. *Somnath Pāl*
Advocate

SUN BANTER PVT. LTD

R.P. Ghosh

Director

(V E N D O R)

2. *Hitesh Kr. Gupta*
89, BANOUR Avenue
B-1-A, KOL-55.
S/O LATE VIJAY KR. GUPTA.
SIGNED SEALED AND DELIVERED
by the PURCHASER at Kolkata in
the presence of :-

(21) *Somnath Pāl*
Adv.

SURESHAM ENCLAVE PVT. LTD.

Suresh Mehta
Director/Authorised Signatory

(P U R C H A S E R)

2. *Hitesh Kr. Gupta*
S/O LATE VIJAY KR. GUPTA
89, BANOUR Avenue
B-1-A, KOL-55.

Drafted by
Somnath Pāl

SOMNATH PĀL
ADVOCATE

High Court, Calcutta
Enrol No. WB/1183/08

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 56,75,000/- (Rupees Fifty Six Lakhs Seventy five thousand only) being the full amount of the consideration money under this Indenture as per Memo below :-

MEMO OF CONSIDERATION

<u>Date</u>	<u>Particular</u>	<u>Amount</u> (Rs.)
17.03.2021	Through Cheque no 000812 from ICICI Bank, Kolkata	20,00,000/-
17.03.2021	Through Cheque no 000813 from ICICI Bank, Kolkata	26,00,000/-
15.04.2021	Through RTGS from ICICI Bank, Kolkata	10,75,000/-
	Total	56,75,000/-

(Rupees Fifty Six Lakhs Seventy Five Thousand Only)

WITNESSES:

1. *Vomant Singh*
Advocate

2. *Hitesh Kr. Gupta*

ARYAN BATER PVT. LTD

R.P. Gupta

Director

(V E N D O R)

SPECIMEN FORM FOR TEN FINGERPRINTS



R.P. Agrawal
Director

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



Sushant Mehta
Director/Authorised Signatory

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



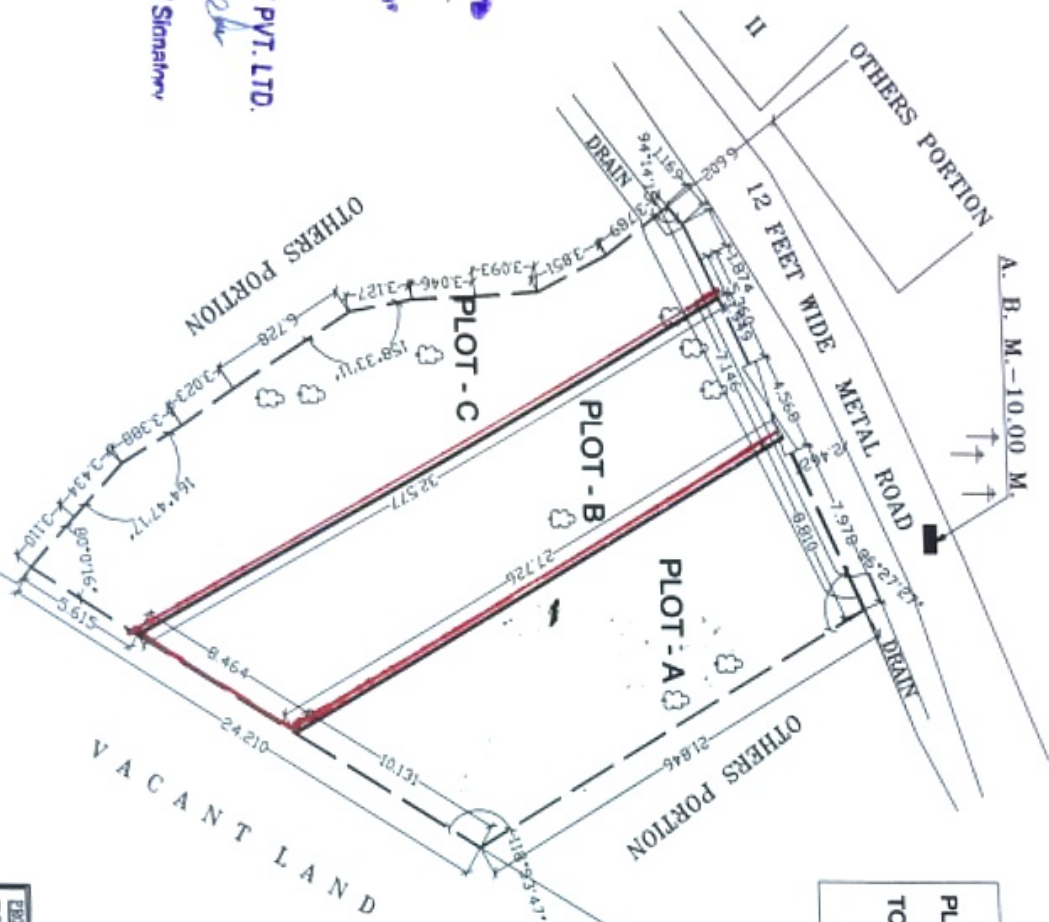
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



ARYAN BARTER PVT. LTD.
P. S. Barter
 Director

SURESHAM ENCLAVE PVT. LTD.
Suresh Mohan
 Director/Authorised Signatory

LITTLE LAND AREA OF PLOT IS IN REDDISH



PLOT 'B' = ARYAN BARTER PVT. LTD.: 5.33 DECIMAL
 TOTAL : 5.33 DECIMAL

LEGENDS

SL. NO.	DESCRIPTION	SYMBOL
01.	PROPERTY LINE	—
02.	BITUMINOUS ROAD	—
03.	DRAIN	—
04.	TREE	C
05.	ELECTRIC POST	—
06.	SPOTLEVEL	8.458
06.	ARBITRARY BENCH MARK	□

PROJECT	
SURVEY PLAN OF EXISTING LAND AT DAG NO.-20	
L. R. KHATIAN NO.-2940, MOUZA-CHAKPACHURIA	
J. L. NO.-33, P. S.-RAJARHAT, DIST.-NORTH 24	
PARGANAS.	
DATE -	DRAWN BY-S. DAS
DESIGNED BY	CHECKED BY - T. CHAKRABORTY



भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No. 0640/83114/12785

To
 Rajendra Prasad Agarwala
 S/O Lt Ram Prasad Agarwala
 18 A MAYFAIR ROAD
 Ballygunge
 Ballygunge
 Circus Avenue Kolkata
 West Bengal 700019
 9903038644

27/10/2017
 17042016



ME 194XG3164FH



आपका आधार क्रमांक / Your Aadhaar No. :

5823 5811 4281

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India

Rajendra Prasad Agarwala
 Father: RAM PRASAD AGARWAL
 DOB: 20/06/1940
 Male



5823 5811 4281

मेरा आधार, मेरी पहचान

R. R. Agarwal



भारत सरकार
Government of India

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1528/20064/02088

To
Sushant Meher
S/O Tulsi Meher
Flat No. 3E, Sristi Plaza
Salua Bazar
Rajarhat Gopalpur(M)
North 24 Parganas Rajarhat Gopalpur
West Bengal - 700136
8777751593

Download Date: 04/08/2017

Generation Date: 31/07/2017

Signature valid

Digitaly signed
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Date: 2017.07.31 14:39:54
IST



आपका आधार क्रमांक / Your Aadhaar No. :

8844 4538 2349

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Sushant Meher
DOB: 30/10/1985
MALE



8844 4538 2349

मेरा आधार, मेरी पहचान

Sushant Meher

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



DUEPM0033C

नाम/ Name
SUSHANT MEHER

पिता का नाम/ Father's Name
TULSI MEHER

जन्म की तारीख/ Date of Birth
30/10/1985

Sushant Meher

हस्ताक्षर/ Signature



08062017

Sushant Meher

101



भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1528/20064/02088

Download Date: 04/08/2017

To
Sushant Meher
S/O Tulsı Meher
Flat No. 3E, Sristi Plaza
Salua Bazar
Rajarhat Gopalpur(M)
North 24 Parganas Rajarhat Gopalpur
West Bengal - 700136
8777751593

Generation Date: 21/07/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

8844 4538 2349

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Sushant Meher
DOB: 30/10/1985
MALE



8844 4538 2349

मेरा आधार, मेरी पहचान

Sushant Meher

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVI. OF INDIA

SURESHAM ENCLAVE PRIVATE LIMITED

16/10/2012

Personal Account Number

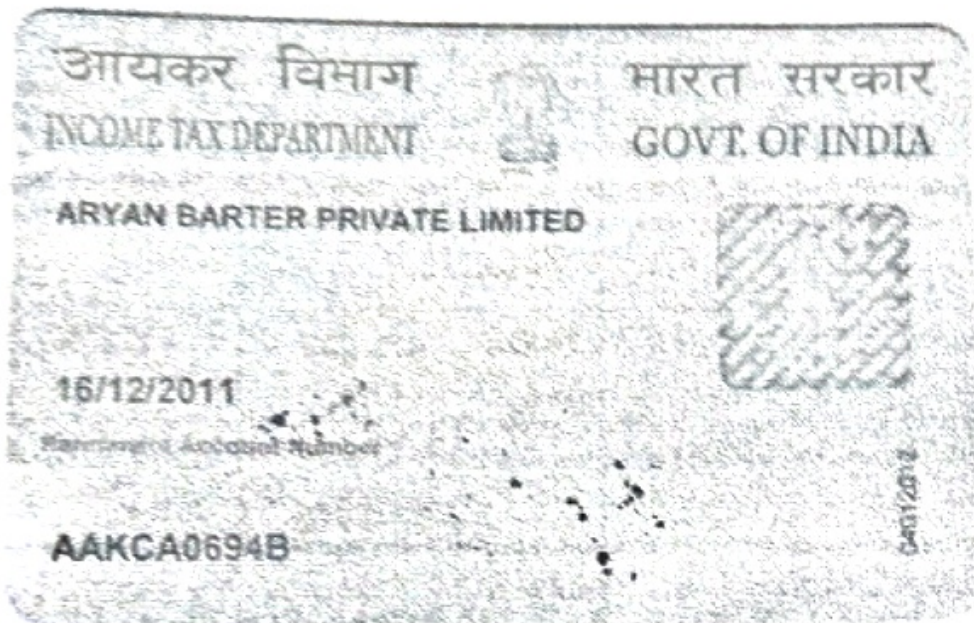
AASCS5502J



SURESHAM ENCLAVE PVT. LTD.

Sushant Mehta

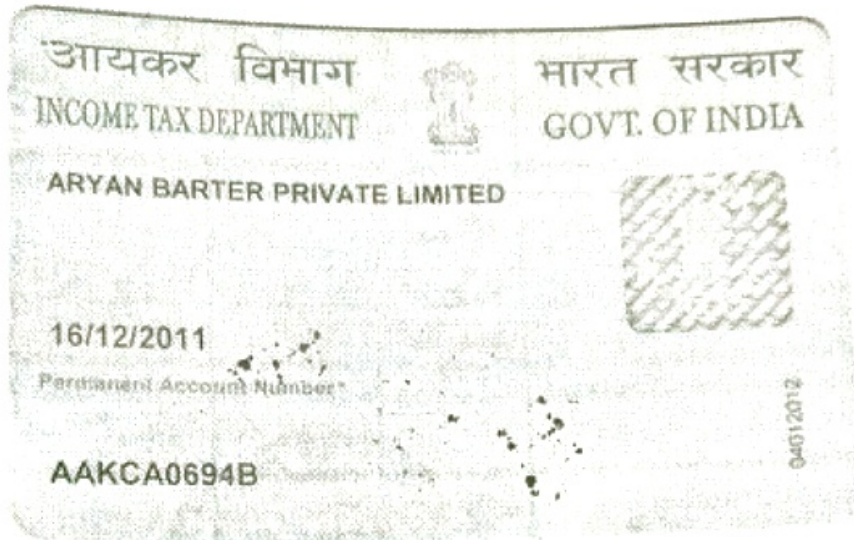
Director/Authorised Signatory



ARYAN BARTER PVT. LTD

R. P. Aggarwal

Director



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Director

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Permanent Account Number

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भारत सरकार
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SURESHAM ENCLAVE PRIVATE LIMITED



16/10/2012

Permanent Account Number

AASCS5502J

16/10/2012

SURESHAM ENCLAVE PVT. LTD.

Sureshant Mehta

Director/Authorised Signatory

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACJPA0807G



नाम /NAME

RAJENDRA PRASAD AGARWALA

पिता का नाम /FATHER'S NAME

RAM PRASAD AGARWALA

जन्म तिथि /DATE OF BIRTH

20-08-1946

हस्ताक्षर /SIGNATURE

R. P. Agarwala

R. P. Agarwala

आयकर आयुक्त, प. सं. - 11

COMMISSIONER OF INCOME-TAX, W.B. - 11

R. P. Agarwala



BAR COUNCIL OF WEST BENGAL
 (STATUTORY BODY UNDER THE ADVOCATES ACT 1961)
 2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA-700 001
 PHONE 2246 8966/7233
IDENTITY CARD



Name.....
SOMNATH PAL Advocate
 Father's/Husband's Name.....
BAIDYANATH PAL
 ASIT BARAN BASU
 CHAIRMAN EX-COMMITTEE
 ARUN KUMAR SARKAR
 CHAIRMAN

Card No C-3154

Address Recorded on the Roll 7/E, PICNIC GARDEN 1ST LANE
 KOLKATA-700 039

Present Address - DO - "

Enrolment No F / 1183 / 2008

Date of Enrolment 21.01.2009 Date of Birth: 04.04.1983

Date 16.2.09
 Secretary/Assistant Secretary

Major Information of the Deed

Deed No	I-1904-04940/2021	Date of Registration	04/05/2021
Query No / Year	1904-2000715203/2021	Office where deed is registered	
Query Date	05/04/2021 12:21:27 PM		1904-2000715203/2021
Applicant Name, Address & Other Details	SOMNATH PAL ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123915305, Status : Advocate		
Transaction	[0101] Sale, Sale Document	Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]
Set Forth value	Rs. 56,75,000/-	Market Value	Rs. 1,11,89,063/-
Stampduty Paid(SD)	Rs. 6,71,364/- (Article 23)	Registration Fee Paid	Rs. 1,11,989/- (Article:A(1), E, M(a), M(b), I)
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, 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	LR-2018 (RS :-)	LR-2939	Bastu	Shali	3 Katha 3 Chatak 30 Sq Ft	56,75,000/-	1,11,89,063/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
Grand Total :					5.3281Dec	56,75,000 /-	111,89,063 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ARYAN BARTER PRIVATE LIMITED 14, NETAJI SUBHASH ROAD, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. : AAxxxxxx4B, 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	SURESHAM ENCLAVE PRIVATE LIMITED PLOT NO 180, BLOCK DD, STREET NO 295, NEW TOWN, P.O:- NEW TOWN, P.S:- New Town, District:-Nor 24-Parganas, West Bengal, India, PIN - 700156, PAN No. : AAxxxxxx2J, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Address, Photo, Finger print and Signature	
1	<p>Mr RAJENDRA PRASAD AGARWALA Son of Late RAM PRASAD AGARWALA 18A, MAYFAIR ROAD, 3RD FLOOR, 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.:: ACxxxxxx7G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ARYAN BARTER PRIVATE LIMITED (as DIRECTOR)</p>
2	<p>Mr SUSHANT MEHER (Presentant) Son of Mr TULSI MEHER FLAT NO. 3E, SRISTI PLAZA, SALUA BAZAR, RAJARHAT GOPALPUR, P.O:- AIRPORT, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DUxxxxxx3C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SURESHAM ENCLAVE PRIVATE LIMITED (as DIRECTOR)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr SOMNATH PAL Son of Late BAIDYANATH PAL HIGHCOURT CALCUTTA, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001</p>			
Identifier Of Mr RAJENDRA PRASAD AGARWALA, Mr SUSHANT MEHER			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ARYAN BARTER PRIVATE LIMITED	SURESHAM ENCLAVE PRIVATE LIMITED-5.32813 Dec


Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2018, LR Khatian No:- 2939	Owner:আরমান বার্টার প্রা লি, Gurdian:14 নেতাজি স্মৃতি রোড, Address:কপি-1 Classification:শদি, Area:0.06000000 Acre,	ARYAN BARTER PRIVATE LIMITED

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 11,89,063/-


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

On 22-04-2021

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

Presented for registration at 18 45 hrs on 22-04-2021, at the Private residence by Mr SUSHANT MEHER .


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

Execution is admitted on 22-04-2021 by Mr RAJENDRA PRASAD AGARWALA, DIRECTOR, ARYAN BARTER PRIVATE LIMITED (Private Limited Company), 14, NETAJI SUBHASH ROAD, P.O:- GPO, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN - 700001

Identified by Mr SOMNATH PAL . . Son of Late BAIDYANATH PAL, HIGHCOURT CALCUTTA, P.O: GPO, Thana: Hare Street, . Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 22-04-2021 by Mr SUSHANT MEHER, DIRECTOR, SURESHAM ENCLAVE PRIVATE LIMITED (Private Limited Company), PLOT NO. 180, BLOCK DD, STREET NO. 295, NEW TOWN, P.O:- NEW TOWN, P S - New Town, District -North 24-Parganas, West Bengal, India, PIN - 700156

Identified by Mr SOMNATH PAL . . Son of Late BAIDYANATH PAL, HIGHCOURT CALCUTTA, P.O: GPO, Thana: Hare Street, . Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate


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

On 23-04-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,11,989/- (A(1) = Rs 1,11,891/- .E = Rs 14/-) = Rs 55/- .M(a) = Rs 25/- .M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 74,608/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/04/2021 12:55PM with Govt. Ref No: 192021220003569731 on 13-04-2021, Amount Rs: 74,608/-, Bank :CIC Bank (CIC0000006), Ref. No. 81559189 on 13-04-2021, Head of Account 0030-03-104-001-16