

4823/22

1 - 4794/2022



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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 799180

3
17/11/22

2/3205840/22

Certify that the document is admitted to registration. The signature sheet and the endorsement sheets attached with this document are the Def-

Adm. District Sub-Registrar
Bishannagar, (Salt Lake City)

18 NOV 2022

VC-1112
17.11.2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 17th day of November Two Thousand and Twenty Two (2022)

BETWEEN

106086

No. ADITY CHATTERJEE
Address..... Sold to Advocate
High Court, Calcutta.....

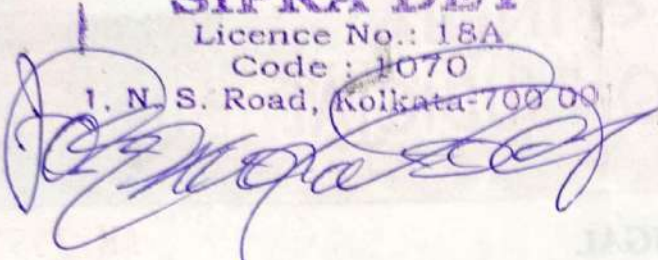
Rs.
Date..... 26 SEP 2022

SIPRA DEY

Licence No.: 18A

Code : 1070

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



Ayush Teknind.



3766

V.C.T.I.



SALASAR SHYAM REALTECH LLP

Ayush Teknind.

PARTNER




3767

V.C.T.I.

Addl District Sub Registrar
Bidhannagar (Salt Lake City)

17 NOV 2022

SALASAR SHYAM REALTECH LLP



PARTNER

BETWEEN



(1) **SRI BHOLA NATH GOSWAMI (PAN AKLPG8833E) (AADHAR No. 964947018742) (MOBILE No. 9734575866)** son of Sri Mukunda Goswami by faith Hindu, by occupation Business, residing at 71, Sadhna Aushadhaloy Road, South Dum Dum Municipality, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700048 and (2) **SRI SAMIR GOSWAMI (PAN BTMPG1638N) (AADHAR No.325994213269) (MOBILE No. 9733989898)** son of Sri Bhola Nath Goswami, by faith Hindu, by occupation Business, residing at 69, Sadhna Aushadhaloy Road, South Dum Dum Municipality, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700048, jointly, hereinafter called and referred to as the **VENDORS/ OWNERS**, (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **"ONE PART"**.

AND

SALASARSHYAM REALTECH LLP (PAN AEUFS0901E) a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at Natural City, Block J, 6th Floor, Flat 6B, 43 Shyam Nagar Road, Post Office & Police Station - Lake Town, Kolkata - 700055, District - North 24 Parganas, duly represented by its partners namely (1) **MR. AAYUSH TEKRIWAL (PAN ABXPT9559K) (AADHAR No. 532158995808) (MOBILE No. 9830137531)** son of Sri Dwarka Prasad Tekriwal, by faith - Hindu, by occupation - Business, residing at 227 Lake Town Block - 'B' Post Office & Police Station - Lake Town, Kolkata - 700089, and (2) **MR. SANJAY PURI, (PAN AJJPP2277L) (AADHAR No. 308167992880) (MOBILE No. 9830112905)** son of Late Raj Kumar Puri, by faith - Hindu, by occupation - Business, residing at 266, Lake Town Block - B, Post Office & Police Station - Lake Town, Kolkata - 700 089, hereinafter called and referred to as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their executor, administrator, successor or successors - in - office, legal representatives and assigns) of **"OTHER PART"**.

WHEREAS on 12th day of May, 1990 by virtue of a registered Deed of Conveyance for the consideration mentioned therein one Smt. Chandra Goswami being the predecessor - in - interest of the Owners herein and being the Purchaser therein purchased **ALL THAT** the piece and parcel of Sali 'agricultural' land measuring 74.94 decimals of land in Dag No. 975 under Khatian No. 372, (Hal 995, 996) an area more or less 61.69 decimals in Dag No. 974 under Khatian No. 234, and an area more or less 17 decimals in Dag No. 976 under Khatian No. 109, (Hal 995, 996) total area more or less 153.63 decimals lying and situate at Mouza - Dakshindari, J.L. No. presently 25, R.S. No. 6, Touzi No. 1298/2833 within the jurisdiction of South Dum Dum Municipality, Ward No. 33, Holding No.1201 Dakshindari Road, Premises No. 1201 Dakshindari Road, P.S. - Lake Town, Kolkata - 700048, District - 24 Parganas (North), from Sri Anath Nath Sasmal & Ors the Vendor therein and the same was recorded in Book No. - I, Volume No. 101, Pages - 100 to 107, Being Deed No. 3171 for the year 1990 registered in the office of Registrar of Assurances, Kolkata.



3768
S.C.TI

Jamir Goswami



3769
S.C.TI

Bhawantra Goswami



3770
S.C.TI

* Identified by me
Aditi Chatterjee
Daughter of Mr. Subalrata Chatterjee
P-145 Kalindi Housing Estate
Kolkata - 700089



Additional Sub Registrar
Bidhannagar, (Salt Lake City)

17 NOV 2022

AND WHEREAS on physical measurement of the aforesaid property it transpired that the predecessor - in - interest of the Vendors herein had possessory right over **ALL THAT** the piece and parcel of Sali 'agricultural' land measuring 74.94 decimals of land in Dag No. 975 under Khatian No. 372, thereafter 972, (Hal 995, 996) and an area more or less 17 decimals in Dag No. 976 under Khatian No. 109, thereafter 972, (Hal 995, 996) total area more or less 91.94 decimals lying and situate at Mouza - Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 within the jurisdiction of South Dum Dum Municipality, Ward No. 33, Holding No.1201 Dakshindari Road, Premises No. 1201 Dakshindari Road, P.S. - Lake Town, Kolkata - 700048, District - 24 Parganas (North).

AND WHEREAS by virtue of the aforesaid registered Deed of Conveyance being Deed No. 3171 for the year 1990 and thereafter mutating her name in the record of the BL & LRO with respect to **ALL THAT** the piece and parcel of Sali 'agricultural' land measuring 74.94 decimals of land in R.S. / L.R. Dag No. 975 under Khatian No. 372, thereafter 972, (Hal 995, 996) and an area more or less 17 decimals in R.S. / L.R. Dag No. 976 under Khatian No. 109, thereafter 972, (Hal 995, 996) total area more or less 91.94 decimals lying and situate at Mouza - Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 within the jurisdiction of South Dum Dum Municipality, Ward No.33, Holding No.1201 Dakshindari Road, Premises No. 1201 Dakshindari Road, P.S. - Lake Town, Kolkata - 700048, District - 24 Parganas (North) morefully and particularly described in the **First Schedule** written hereunder and hereinafter called and referred to as the "**SAID PROPERTY**" said Smt. Chandra Goswami being the predecessor - in - interest of the Owners herein became the full and absolute owner, well seized and possessed of the "**SAID PROPERTY**", enjoying the peaceful possession of the same together with all easement rights.

AND WHEREAS said Smt. Chandra Goswami being the predecessor - in - interest of the Owners herein died intestate on 18th day of May, 2021 leaving behind her, her surviving legal heirs and successors namely her husband Sri Bhola Nath Goswami and her only son namely Sri Samir Goswami who by virtue of inheritance and succession as per Hindu Succession Act, 1956, as amended upto date and as per the prevailing laws inherited the "**SAID PROPERTY**".

AND WHEREAS by virtue of inheritance and succession as per Hindu Succession Act, 1956, as amended upto date and as per the prevailing laws and thereafter duly mutating their names in the record of the BL & LRO and concerned South Dum Dum Municipality with respect to the "**SAID PROPERTY**" i.e. **ALL THAT** the piece and parcel of Sali 'agricultural' land admeasuring **91.94 decimals or 55 Cottah, 11 Chittack and 23 sq. ft.** more less being **74.94 decimals** of land in R.S. / L.R. Dag No. 975 under Khatian No. 372, thereafter 972, appertaining to L.R. Khatian No. 995 and 996 and an area more or less **17 decimals** in R.S. / L.R. Dag No. 976 under Khatian No. 109, thereafter 972, appertaining to L.R. Khatian No. 995 and 996 lying and situate at Mouza - Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 within the jurisdiction of South Dum Dum Municipality, Ward No. 33, Municipal Holding No.1201 Dakshindari Road, Premises No. 1201 Dakshindari Road, Kolkata - 700048, P.S. - Lake Town, District - 24 Parganas (North), the



Addl. District Sub Registrar
Bidhannagar, (Salt Lake City)

17 NOV 2022

Owners herein became the full and absolute owners, well seized and possessed of the **"SAID PROPERTY"**, enjoying the possession of the same together with all easement rights. Be it mentioned one T.S. No. 959/2016 (Bijoy Kumar Kedia & Ors -vs - Bholanath Goswami being the Owner No. 1 herein) before the 2nd Court of the Ld. Civil Judge (Sr. Division) was filed against the Owner No. 1 herein with respect to the **"SAID PROPERTY"**, where the Owner No. 1 herein duly appeared and contested the same since 2016; which appeared in the stage of Cross Examination. It is pertinent to mention here that on mutual understanding between the parties herein it was amicably decided the above referred suit with respect to the **"SAID PROPERTY"** with said Bijoy Kumar Kedia & Ors being the Plaintiff in the subject suit be negotiated and settled by due process of law along with paying a sum to the tune of Rs. 2,00,00,000/- (Rupees Two Crore) only by the Purchaser herein, and that the Owners herein are fully entitled to execute the present Deed of Conveyance with the Purchaser herein.

AND WHEREAS while well seized and possessed of the **"SAID PROPERTY" i.e. ALL THAT** the piece and parcel of Sali 'agricultural' land admeasuring **91.94 decimals or 55 Cottah, 11 Chittack and 23 sq. ft.** more less being **74.94 decimals** of land in R.S. / L.R. Dag No. 975 under Khatian No. 372, thereafter 972, appertaining to L.R. Khatian No. 995 and 996 and an area more or less **17 decimals** in R.S. / L.R. Dag No. 976 under Khatian No. 109, thereafter 972, appertaining to L.R. Khatian No. 995 and 996 lying and situate at Mouza - Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 within the jurisdiction of South Dum Dum Municipality, Ward No. 33, Municipal Holding No.1201 Dakshindari Road, Premises No. 1201 Dakshindari Road, Kolkata - 700048, P.S. - Lake Town, District - 24 Parganas (North), the Owners herein for reasons best known are desirous of selling the **"SAID PROPERTY"** along with the building sanction plan so applied by the Owners herein from the concerned South Dum Dum Municipality for constructing a proposed multi storied building in the **"SAID PROPERTY"** and on gaining knowledge about the same the Purchaser herein approached the Owner herein and on mutual understanding the Owner herein is desirous to sell and the Purchaser herein is desirous to purchase the **"SAID PROPERTY"** along with the building sanction plan so applied in the concerned South Dum Dum Municipality for a consolidated price or consideration amount of **Rs. 7,51,00,000/- (Rupees Seven Crore Fifty One Lakhs)** only and referred to as **"MEMO OF CONSIDERATION"**, which is a fair and reasonable market value of the property. It is pertinent to mention here that the Purchaser herein will pay the entire fees and all ancillaries thereto for obtaining the building sanction plan from the concerned South Dum Dum Municipality thereby constructing the proposed multi - storied building in the **"SAID PROPERTY"** and that the Owners herein will not have any claims, demands, rights, whatsoever in the **"SAID PROPERTY"** or the building sanction plan so applied. However, it is agreed that the Vendors/ Owners herein shall be duty bound to extend all necessary support to the Purchasers by executing and signing necessary documents, if any, required for obtaining the building sanction plan. Also be it mentioned the amount to the tune of Rs. 2,00,00,000/- (Rupees Two Crore) paid to said Bijoy Kumar Kedia & Ors by the Purchaser herein is not included in the amount to the tune of Rs. 7,51,00,000/-

(Rupees Seven Crore Fifty One Lakhs) paid by the Purchasers herein to the Vendors herein as full and final payment.

AND WHEREAS now on receiving the full consideration amount and at the request of the Purchaser herein the Owners herein have this day agreed to execute and register a Deed of Conveyance for the "**SAID PROPERTY**" in favour of the Purchaser herein as mentioned in the **First Schedule** hereunder written together with the various rights easement, quasi - easement rights, privileges and reservations appertaining thereto.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

In Pursuance to the above and on payment of full consideration money of **Rs. 7,51,00,000/- (Rupees Seven Crore Fifty One Lakhs) only** paid by the Purchaser to the Owners, the receipt whereof the Owners duly acknowledged in the Memo of consideration as hereinafter provided. The Owners herein absolutely and forever doth hereby release, assign, assure and transfer and discharge **ALL THAT** the piece and parcel of Sali 'agricultural' land admeasuring **91.94 decimals or 55 Cottah, 11 Chittack and 23 sq. ft.** more less being **74.94 decimals** of land in R.S. / L.R. Dag No. 975 under Khatian No. 372, thereafter 972, appertaining to L.R. Khatian No. 995 and 996 and an area more or less **17 decimals** in R.S. / L.R. Dag No. 976 under Khatian No. 109, thereafter 972, appertaining to L.R. Khatian No. 995 and 996 lying and situate at Mouza - Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 within the jurisdiction of South Dum Dum Municipality, Ward No. 33, Municipal Holding No.1201 Dakshindari Road, Premises No. 1201 Dakshindari Road, Kolkata - 700048, P.S. - Lake Town, District - 24 Parganas (North), morefully and particularly mentioned and described in the **First schedule** written hereunder on as is where it basis **TOGETHER WITH** all paths ways passages water courses drains compounds and all manner of former and other rights liberties easement privileges advantages appendages and appurtenances whatsoever to the **SAID PROPERTY** or any part thereof belonging or in anyway appertaining thereto or which the same or any part thereof or usually held occupied used or enjoyed or reputed to belong or appertaining thereto and the **REVERSION OR REMAINDER OR REMAINDERS AND ALL THE** rents issues and profits 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 in respect of the **SAID PROPERTY** and every part thereof herein comprised and hereby granted sold transferred and conveyed and every part thereof.

TO HAVE AND TO HOLD in respect of the "**SAID PROPERTY**" i.e. **ALL THAT** the piece and parcel of Sali 'agricultural' land admeasuring **91.94 decimals or 55 Cottah, 11 Chittack and 23 sq. ft.** more less being **74.94 decimals** of land in R.S. / L.R. Dag No. 975 under Khatian No. 372, thereafter 972, appertaining to L.R. Khatian No. 995 and 996 and an area more or less **17 decimals** in R.S. / L.R. Dag No. 976 under Khatian No. 109, thereafter 972, appertaining to L.R. Khatian No. 995 and 996 lying and situate at Mouza - Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 within the jurisdiction of South Dum Dum Municipality,

Ward No. 33, Municipal Holding No.1201 Dakshindari Road, Premises No. 1201 Dakshindari Road, Kolkata - 700048, P.S. - Lake Town, District - 24 Parganas (North), morefully and particularly mentioned and described in the **First schedule** written hereunder, thereby sold conveyed transferred and assigned of otherwise assured or intended so to be unto and to the use of the Purchaser absolutely and forever **THE VENDORS / LAND OWNERS** doth hereby covenant with the **PURCHASER** as follows:-

- a) That notwithstanding any act deed or thing done committed or knowingly suffered by him to the contrary the Vendors / Land Owners is lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the "**SAID PROPERTY**" hereby sold conveyed transferred and assigned as an absolute and indefeasible estate equivalent thereto whatsoever and that the Vendors/ Land Owners have full power and absolute and indefeasible right and authority to sell grant convey and transfer of the "**SAID PROPERTY**" unto the Purchaser in the manner and aforesaid and according to the true intent and meaning of these presents.
- b) That it shall be lawful for the Purchaser at all times hereafter peacefully and enjoy the "**SAID PROPERTY**" and receive the rents issues and profits thereof without any hindrance interruption disturbances claim or demand whatsoever by the Vendors/ Land Owners or any person or persons claiming any estate right, title and interest from under through or in trust for the Vendors / Land Owners and freely and clearly and absolutely acquitted exonerated and forever discharges or otherwise by the Vendors / Land Owners well and sufficiently saved defended kept harmless and indemnified of and from against all charges and encumbrances whatsoever made done executed or occasioned by the Vendors / Land Owners.
- c) The Vendors/Land Owners and all person claiming any right title or interest in the "**SAID PROPERTY**" through from under or in trust for the Vendors/ Land Owners shall and will from time to time hereafter at the request and cost of the Purchaser do or execute or cause to be done or executed all such lawful acts deeds and things, whatsoever for further and more perfectly conveying and assuring the "**SAID PROPERTY**" and every part thereof hereby granted unto the Purchaser as may be reasonably required according to the true intent and meaning of this deed and it shall be lawful for the Purchaser at all times hereafter to move pass and re - pass leading to and out of the "**SAID PROPERTY**" and lay down drains, sewerage, gas, electric, telephone lines, water connection pipes in and under the "**SAID PROPERTY**".

The Vendors / Land Owners doth hereby further covenant with the Purchaser that the Vendors / Land Owners shall hand over the original copy of the title Deed and up to date Municipal Tax Receipt for the purpose of completion of sale of the "**SAID PROPERTY**" to the Purchaser for his true, scope, information, effect and record

thereof for proving the bonafide title of the Vendor/ Land Owner in all respects whatsoever in nature. It is made clear herein that the Vendor/ Land Owner, shall upon receipt of the full consideration amount of **Rs. 7,51,00,000/- (Rupees Seven Crore Fifty One Lakhs) only** and after the sale of the **"SAID PROPERTY"** to the Purchaser herein, have no further claim and demand whatsoever and the Purchaser shall be treated as the true lawful and absolute owner in respect of the **"SAID PROPERTY"** after the registration of this present Deed of Conveyance.

The Purchaser doth hereby covenants with the Vendors / Land Owners that after registration and transfer of peaceful possession of the **"SAID PROPERTY"** to the Purchaser, the Vendors / Land Owners shall be relieved of all liabilities towards the Purchaser in respect of the **"SAID PROPERTY"** forever and shall have no further obligations to the Purchaser forever in respect of the **"SAID PROPERTY"** hereinafter.

FIRST SCHEDULE ABOVE REFERRED TO

"SAID PROPERTY"

ALL THAT the piece and parcel of Sali 'agricultural' land admeasuring **91.94 decimals or 55 Cottah, 11 Chittack and 23 sq. ft.** more less being **74.94 decimals** of land in R.S. / L.R. Dag No. 975 under Khatian No. 372, thereafter 972, appertaining to L.R. Khatian No. 995 and 996 and an area more or less **17 decimals** in R.S. / L.R. Dag No. 976 under Khatian No. 109, thereafter 972, appertaining to L.R. Khatian No. 995 and 996 lying and situate at Mouza - Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 within the jurisdiction of South Dum Dum Municipality, Ward No. 33, Municipal Holding No.1201 Dakshindari Road, Premises No. 1201 Dakshindari Road, Kolkata - 700048, P.S. - Lake Town, District - 24 Parganas (North), **TOGETHER WITH** the right to use and enjoy the common rights of easements in all common parts, portions, areas, facilities and amenities and appurtenances comprised in the **"SAID PROPERTY"** including the right to use the common entrance and staircases and all other common parts and portions, installations and facilities, absolutely and forever **TOGETHER WITH** all easements or quasi - easements and other stipulations, provisions in connection with the beneficial use and enjoyment of the **"SAID PROPERTY"**, spaces etc. **TOGETHER WITH** all sewers, drains water courses, lights, liberties, easements, privileges and appurtenances whatsoever belonging to or in anywise appertaining thereto the **"SAID PROPERTY"** is shown and delineated in the MAP / PLAN annexed hereto and shown thereon with boundary lines in RED colour verge. The Property is butted and bounded as follows:

ON THE NORTH: By Land of Dilip Saha and Natural City Project;

ON THE SOUTH: By Kailash Apartment;

ON THE EAST: By 14' feet wide Dakshindari Road;

ON THE WEST: By Natural City Project;

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED on behalf of the above named **VENDORS / OWNERS** at Kolkata in the presence of:

1. Manoj Agarwal
312, LakeTown Road,
Kolkata - 700089

Bhola Nath Goswami
SRI BHOLA NATH GOSWAMI

2. Sumit Saha
12/2, old post office cr.
KOL-700001

Samir Goswami
SRI SAMIR GOSWAMI

THE VENDORS / LAND OWNERS

EXECUTED AND DELIVERED by the above named **PURCHASERS** at Kolkata in the presence of:

1. Sumit Saha

Aayush Tekriwal
SALASAR SHYAM REALTECH LLP
PARTNER

SRI AAYUSH TEKRIWAL
Partner of SALASARSHYAM REALTECH LLP

2. Manoj Agarwal

Sanjay Puri
SRI SANJAY PURI
Partner of SALASARSHYAM REALTECH LLP

THE PURCHASERS

Drafted by me as per the instructions of both the parties hereto:

Aditi Chatterjee
Advocate

High Court Calcutta

Enrol No: WB/2157/2010

MEMO OF CONSIDERATION

RECEIVED of and from within named Purchaser a sum of Rs. 7,51,00,000/- (Rupees Seven Crore Fifty One Lakhs) only full and final consideration in following manner ;

SL.NO	DATE	CASH /CHEQUE NO.	BANK'S NAME & BRANCH	AMOUNT
1.	27/09/2022	RTGS	KOTAK MAHINDRA KANKURGACHI BRANCH	50,00,000/-
2.	27/09/2022	RTGS	u	50,00,000/-
3.	24/08/2022	RTGS	u	51,00,000/-
4.	18/10/2022	RTGS	u	50,00,000/-
5.	17/11/2022	000056	u	50,00,000/-
6.	17/11/2022	000057	u	50,00,000/-
7.	17/11/2022	000058	u	50,00,000/-
8.	17/11/2022	000059	u	50,00,000/-
9.	17/11/2022	000060	u	50,00,000/-
10.	17/11/2022	000061	u	50,00,000/-
11.	17/11/2022	000062	u	50,00,000/-
12.	17/11/2022	000063	u	50,00,000/-
13.	17/11/2022	000064	u	50,00,000/-
14.	17/11/2022	000065	u	50,00,000/-
15.	17/11/2022	000066	u	50,00,000/-

Rs. 7,51,00,000/- (Rupees Seven Crore Fifty One Lakhs) only

1. *Mouj Agarwal*

Bhola Nath Goswami

SRI BHOLA NATH GOSWAMI

2. *Sumit Saha*

Samir Goswami

SRI SAMIR GOSWAMI

SIGNATURE OF THE VENDORS / LAND OWNERS



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



141120222017242965

GRIPS Payment Detail

GRIPS Payment ID: 141120222017242965 Payment Init. Date: 14/11/2022 10:45:19
Total Amount: 5038208 No of GRN: 1
Bank/Gateway: State Bank of India Payment Mode: Counter Payment
BRN: 90011725 BRN Date: 14/11/2022 00:00:00
Payment Status: Successful Payment Init. From: Department Portal

Depositor Details

Depositor's Name: Mr SANJAY PURI
Mobile: 9830112905

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230172429662	Directorate of Registration & Stamp Revenue	5038208
Total			5038208

IN WORDS: FIFTY LAKH THIRTY EIGHT THOUSAND TWO HUNDRED EIGHT ONLY.

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

D-4794/2022





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



192022230172429662

GRN Details

GRN: 192022230172429662 Payment Mode: Counter Payment
GRN Date: 14/11/2022 10:45:19 Bank/Gateway: State Bank of India
BRN : 90011725 BRN Date: 14/11/2022 00:00:00
GRIPS Payment ID: 141120222017242965 Payment Init. Date: 14/11/2022 10:45:19
Payment Status: Successful Payment Ref. No: 2003205840/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SANJAY PURI
Address: 266 LAKE TOWN BLOCK B KOLKATA 700 089
Mobile: 9830112905
Period From (dd/mm/yyyy): 14/11/2022
Period To (dd/mm/yyyy): 14/11/2022
Payment Ref ID: 2003205840/3/2022
Dept Ref ID/DRN: 2003205840/3/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003205840/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	4198482
2	2003205840/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	839726
			Total	5038208

IN WORDS: FIFTY LAKH THIRTY EIGHT THOUSAND TWO HUNDRED EIGHT ONLY.

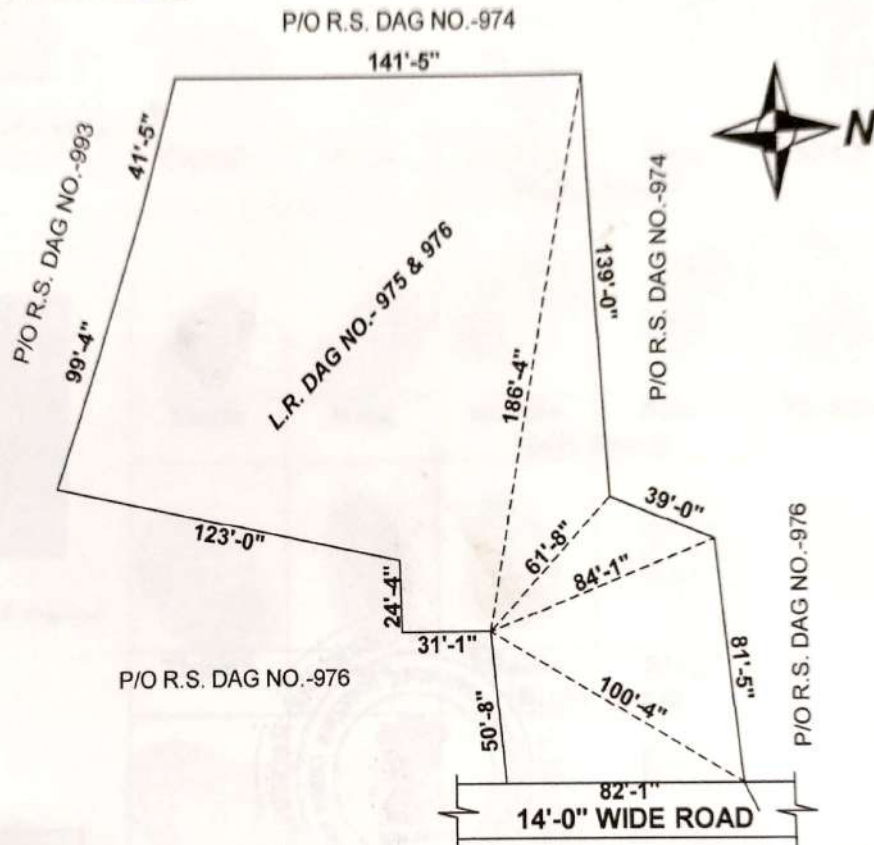
PAID



**A SITE PLAN AT MAUZA- DAKSHINDARI, JL NO.- 25, RE. SU.
 NO.-R.S. & L.R. DAG.NO.-975 & 976, L.R. KHATIAN NO-995 & 996,
 WARD NO.-33, HOLDING NO.- 1201 , P.S.- LAKE TOWN,
 UNDER SOUTH DUMDUM MUNICIPALITY,
 DIST- NORTH 24 PARGANAS.**

AREA SHOWN BY RED MARK-
 AREA OF PLOT - 55 K.11 CH.23 SFT (M/L)

SCALE- 1"=56'



Bhakarath G Swami
Saminir Dasgupta

SIGNATURE OF SELLER

SALASAR SHYAM REALTECH LLP

Aayush Tekrind

PARTNER

SALASAR SHYAM REALTECH LLP

SIGNATURE OF PURCHASER

[Handwritten Signature]

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
executants/
presentants



Bharasath Goginani



Samir Goswami



Anupam Takurind

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
executants/
presentants



[Handwritten signature]

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				









Government of West Bengal

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

OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15042003205840/2022





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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Bhola Nath Goswami 71, Sadhna Aushadhaloy Road, City:- Not Specified, P.O:- Sreebhumi, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700048	Seller			Bhola Nath Goswami 17/11/22
2	Shri Samir Goswami 69, Sadhna Aushadhaloy Road, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048	Seller			Samir Goswami 17/11/2022
3	Mr Aayush Tekriwal 227 Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089	Representative of Buyer [SALASA RSHYAM REALTECH LLP]			Aayush Tekriwal 17/11/2022



Query No:-15042003205840/2022, 16/11/2022 02:36:39 PM BIDHAN NAGAR (A.D.S.R.)

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Sanjay Puri 226, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089	Representative of Buyer [SALASA RSHYAM REALTEC H LLP]			
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Miss Aditi Chatterjee Daughter of Shri Debabrata Chatterjee P-145, Kalindi Housing Estate, City:- Not Specified, P.O:- Kalindi, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700089	Shri Bhola Nath Goswami, Shri Samir Goswami, Mr Aayush Tekriwal, Mr Sanjay Puri			

(Rita Lepcha)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 BIDHAN NAGAR
 North 24-Parganas, West
 Bengal



Major Information of the Deed

Deed No :	I-1504-04794/2022	Date of Registration	18/11/2022
Query No / Year	1504-2003205840/2022	Office where deed is registered	
Query Date	10/11/2022 7:42:09 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Aditi Chatterjee High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836042313, Status : Advocate		
Transaction	[0101] Sale, Sale Document	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Rs. 7,51,00,000/-	Market Value	Rs. 8,39,71,250/-
Stampduty Paid(SD)	Rs. 41,98,582/- (Article:23)	Registration Fee Paid	Rs. 8,39,726/- (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:- Lake Town, Municipality: SOUTH DUM DUM, Road: Dakshindari Road.(sadhana to eastern), Mouza: Dakshindari, JI No: 25, Pin Code : 700048

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-975	RS-995	Bastu	Shali	37.47 Dec	2,97,86,724/-	3,42,22,349/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road, Litigated Property,
L2	RS-975	RS-996	Bastu	Shali	37.47 Dec	2,97,86,724/-	3,42,22,349/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road, Litigated Property,
L3	RS-976	RS-995	Bastu	Shali	8.5 Dec	77,63,276/-	77,63,276/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road, Litigated Property,
L4	RS-976	RS-996	Bastu	Shali	8.5 Dec	77,63,276/-	77,63,276/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road, Litigated Property,
TOTAL :					91.94Dec	751,00,000 /-	839,71,250 /-	
Grand Total :					91.94Dec	751,00,000 /-	839,71,250 /-	

Details :

Name,Address,Photo,Finger print and Signature

1 Shri Bhola Nath Goswami

Son of Shri Mukunda Goswami 71, Sadhna Aushadhaloy Road, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx3e, Aadhaar No: 96xxxxxxxx8742, Status :Individual, Executed by: Self, Date of Execution: 17/11/2022

, Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2022

, Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence

2 Shri Samir Goswami

Son of Shri Bhola Nath Goswami 69, Sadhna Aushadhaloy Road, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: btxxxxxx8n, Aadhaar No: 32xxxxxxxx3269, Status :Individual, Executed by: Self, Date of Execution: 17/11/2022

, Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2022

, Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SALASARSHYAM REALTECH LLP 43, Shyamnagar Road , Natural City , 6th Floor, Block/Sector: J, Flat No: 6B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: AExxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Aayush Tekriwal (Presentant) Son of Shri Dwarka Prasad Tekriwal 227 Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: abxxxxxx9k, Aadhaar No: 53xxxxxxxx5808 Status : Representative, Representative of : SALASARSHYAM REALTECH LLP (as PARTNERS)
2	Mr Sanjay Puri Son of Late Raj Kumar Puri 226, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxxx7l, Aadhaar No: 30xxxxxxxx2880 Status : Representative, Representative of : SALASARSHYAM REALTECH LLP (as PARTNERS)

Identifier Details :

Name	Photo	Finger Print	Signature
Miss Aditi Chatterjee Daughter of Shri Debabrata Chatterjee P-145, Kalindi Housing Estate, City:- Not Specified, P.O:- Kalindi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089			
Identifier Of Shri Bhola Nath Goswami, Shri Samir Goswami, Mr Aayush Tekriwal, Mr Sanjay Puri			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Samir Goswami	SALASARSHYAM REALTECH LLP-37.47 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Bhola Nath Goswami	SALASARSHYAM REALTECH LLP-37.47 Dec

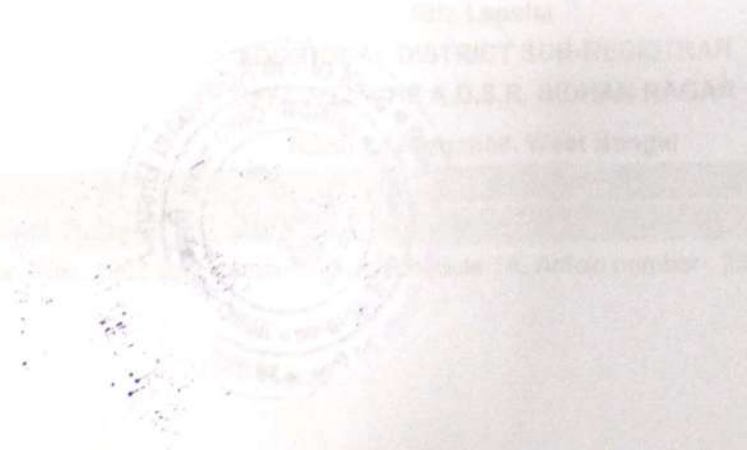
Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Samir Goswami	SALASARSHYAM REALTECH LLP-8.5 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri Bhola Nath Goswami	SALASARSHYAM REALTECH LLP-8.5 Dec

[Faint, mostly illegible text from the deed document, likely containing details of the property and the parties involved.]



On 16-11-2022

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 8,39,71,250/-

Rita Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 17-11-2022

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

Presented for registration at 21:43 hrs on 17-11-2022, at the Private residence by Mr Aayush Tekriwal ..

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

Execution is admitted on 17/11/2022 by 1. Shri Bhola Nath Goswami, Son of Shri Mukunda Goswami, 71, Sadhna Aushadhaloy Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 2. Shri Samir Goswami, Son of Shri Bhola Nath Goswami, 69, Sadhna Aushadhaloy Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business

Indetified by Miss Aditi Chatterjee, , , Daughter of Shri Debabrata Chatterjee, P-145, Kalindi Housing Estate, P.O: Kalindi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-11-2022 by Mr Aayush Tekriwal, PARTNERS, SALASARSHYAM REALTECH LLP, 43, Shyamnagar Road , Natural City , 6th Floor, Block/Sector: J, Flat No: 6B, City:- Not Specified, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Miss Aditi Chatterjee, , , Daughter of Shri Debabrata Chatterjee, P-145, Kalindi Housing Estate, P.O: Kalindi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Advocate

Execution is admitted on 17-11-2022 by Mr Sanjay Puri, PARTNERS, SALASARSHYAM REALTECH LLP, 43, Shyamnagar Road , Natural City , 6th Floor, Block/Sector: J, Flat No: 6B, City:- Not Specified, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Miss Aditi Chatterjee, , , Daughter of Shri Debabrata Chatterjee, P-145, Kalindi Housing Estate, P.O: Kalindi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Advocate

Rita Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 18-11-2022

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 8,39,726.00/- (A(1) = Rs 8,39,712.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 8,39,726/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/11/2022 12:00AM with Govt. Ref. No: 192022230172429662 on 14-11-2022, Amount Rs: 8,39,726/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90011725 on 14-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 41,98,582/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 41,98,482/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 106086, Amount: Rs.100.00/-, Date of Purchase: 26/09/2022, Vendor name: Sipra Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/11/2022 12:00AM with Govt. Ref. No: 192022230172429662 on 14-11-2022, Amount Rs: 41,98,482/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90011725 on 14-11-2022, Head of Account 0030-02-103-003-02

Rita Lepcha

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR**

North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2022, Page from 196214 to 196239
being No 150404794 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2022.11.21 16:02:13 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/11/21 04:02:13 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)