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Certified that the document is submitted to Registration and the endorsement are the part of it.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

8 AUG 2021

THIS INDENTURE OF CONVEYANCE made this 18th day of AUGUST Two Thousand and Twenty One BETWEEN TPG COMMERCIALS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having PAN AAICT1932B and its Registered Office at 352 Gopinath Pally, Pearapur Road,

[Signature]

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Bibek Singh

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Bibek Singh

[Signature]
Bibek Singh

31179

DSP LAW ASSOCIATES
4D Niaga House
1B & 2 Hara Street
Kolkata - 700001

NAME	
AGE	
28 JUN 2021	
SUPANJAN KAMRER JEE	
Licence No. [unclear]	
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2 & 3, B. [unclear]	

28 JUN 2021
28 JUN 2021



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Identification by me
 Shambhuk. Dasgupta
 9/6 Late Sanyal's Bldg
 406/1 G.T. Road (S)
 Howrah - 711003

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 18 JUN 2021



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

GRN Details

GRN: 192021220054356681 Payment Mode: Online Payment
GRN Date: 17/08/2021 14:23:30 Bank/Gateway: HDFC Bank
BRN : 1532279339 BRN Date: 17/08/2021 14:08:58
Payment Status: Successful Payment Ref. No: 2001487367/7/2021
[Query No*:Query Year]

Depositor Details

Depositor's Name: UTSAV VINIMAY PVT LTD
Address: 14, N S ROAD , KOLKATA - 70000
Mobile: 9830031697
Depositor Status: Buyer/Claimants
Query No: 2001487367
Applicant's Name: Mr Subhash Naskar
Identification No: 2001487367/7/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001487367/7/2021	Property Registration- Stamp duty	0050-02-103-003-02	6900021
2	2001487367/7/2021	Property Registration- Registration Fees	0030-03-104-001-16	1691014
			Total	8591035

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Baidyabati (M), Sheoraphuli, Hooghly West Bengal Pin Code 712223, Post Office Antisara BO, Police Station Srirampur represented by its Director Mr. Bibek Saha son of Late Balaram Saha, (having PAN BRKPS6641B and Aadhaar No. 245943122057) of 352 Gopinath Pally, Pearapur Road, Baidyabati (M), Sheoraphuli, Hooghly West Bengal Pin Code 712223, Post Office Antisara BO, Police Station Srirampur hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors, successors-in-office or successors-in-interest) of the **FIRST PART AND 1) UTSAV VINIMAY PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having PAN AAACU8248B and its Registered Office at 4th Floor, 14 Netaji Subhas Road, Kolkata - 700001, Post Office GPO, Police Station Hare Street, **(2) GODBALAJI MERCHANTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AACCG5928Q and its Registered Office at 4th Floor, 14 Netaji Subhas Road, Kolkata-700001, Post Office GPO, Police Station Hare Street, **(3) HARAPARBATI COMMERCIAL PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AABCH7019J and its Registered Office at 4th Floor, 14 Netaji Subhas Road, Kolkata - 700001, Post Office GPO, Police Station Hare Street, **(4) MINTOO GARMENTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AACCM3146Q and its Registered Office at 4th Floor, 14 Netaji Subhas Road, Kolkata - 700001, Post Office GPO, Police Station Hare Street, **(5) BARSAT VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AACCB8666Q and its Registered Office at 4th Floor, 14 Netaji Subhas Road, Kolkata - 700001, Post Office GPO, Police Station Hare Street, **(6) GANESHYAM TRADERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AACCG5998C and its Registered Office at 4th Floor, 14, Netaji Subhas Road, Kolkata - 700001, Post Office GPO, Police Station Hare Street, **(7) ULTRAPLUS VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AABCU0683R and its Registered Office at 17, Ganesh Chandra Avenue, Kolkata - 700013, Post Office Bow Bazar, Police Station Bow Bazar, **(8) ATTRIBUTE BUILD WORTH PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AALCA0701C and its Registered Office at 17, Ganesh Chandra Avenue, Kolkata - 700013, Post Office Bow Bazar, Police Station Bow Bazar **(9) SINGLE POINT COMMOSALE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AAQCS0064B and its Registered Office at 3rd Floor, 17, Ganesh Chandra Avenue, Kolkata - 700013, Post Office Bow Bazar, Police Station Bow Bazar **(10) SINGLE POINT AGENCIES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AAQCS0062H and its Registered Office at 3rd Floor, 17, Ganesh Chandra Avenue, Kolkata - 700013, Post Office Bow Bazar, Police Station Bow Bazar, **(11) SINGLE POINT MERCHANTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having

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REGISTRAR OF ASSURANCES
GOVT. OF M.P.
1. 8. 2023

REGISTRAR OF ASSURANCES
GOVT. OF M.P.

PAN AAQCS0059Q and its Registered Office at 3rd Floor, 17, Ganesh Chandra Avenue, Kolkata - 700013, Post Office Bow Bazar, Police Station Bow Bazar and **(12) NANU DEVELOPERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AAQCS0071C and its Registered Office at 3rd Floor, 17, Ganesh Chandra Avenue, Kolkata - 700013, Post Office Bow Bazar, Police Station Bow Bazar, all represented by their Authorized Representative Tuhin Banerjee (having PAN BENPB1010F and Aadhaar No.3208 1768 4308) son of Shri Nabin Banerjee of 14 N.S. Road, Police Station Hare Street, Post Office GPO, Kolkata - 700001 hereinafter referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective successor or successors-in-office successors-in-interest and/or assigns) of the **SECOND PART AND BCT INFRASTRUCTURE LLP** (having PAN:AAJFB9971A) a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 21A Charu Chandra Avenue, Kolkata-700033, Post Office Tollygunge, Police Station Charu Market, represented by its Authorised Signatory Mrs. Naicy Sarkar wife of Santanu Sarkar, (having PAN: BXEPS4911C and Aadhaar No. 952848019078) of 21A Charu Chandra Avenue, Kolkata-700033, Post Office Tollygunge, Police Station Charu Market, Kolkata hereinafter referred to as "the **CONFIRMING PARTY**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its partners, successors or successors-in-office and/or successors-in-interest) of the **THIRD PART** :

- A. **WHEREAS** one Ajanta Leather Fashions Private Limited (hereinafter referred to as "ALFL") was the sole and absolute owner of **ALL THAT** messuages, tenements, hereditaments, structures, erections and premises together with the piece or parcel of land or ground thereunto belonging whereon or on part whereof the same are erected and built containing an area of 1.17 acre or 117 satak more or less at Mouza Gopalpur, J.L. No.2 under Police Station Airport (formerly Rajarhat) under formerly Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation in the District of North 24 Parganas, Pin Code 700136 and comprised of the following Dags and holding numbers:

Sl No	Dag particulars	Municipal Holding particulars	Area in Acre	Definition and Schedule Reference
1.	Entire L.R. Dag No.2605 recorded in L.R. Khatian No.5917 (formerly R. S. Dag No.2605 recorded in R. S. Khatian No. 982 and theretofore C.S. Dag No.3590	R.G.M.M/68/2005	0.03 acre	"Dag 2605 Property" described in Part-I of the First Schedule

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ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA

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	recorded in C.S. Khatian No.1152)			hereto
2.	Divided and demarcated portion of L.R. Dag No.2606 recorded in L.R. Khatian No.5917 (formerly R. S. Dag No.2606 recorded in R. S. Khatian No. 137 and theretofore C.S. Dag No.3591 recorded in C.S. Khatian No.87)	R.G.M/M/68/2005	0.0868 acre	"Dag 2606 Property" described in Part-II of the First Schedule hereto
3.	Divided and demarcated portion of L.R. Dag No.2609 recorded in L.R. Khatian No.5917 (formerly R. S. Dag No.2609 recorded in R. S. Khatian No. 1226 and theretofore C.S. Dag No.3594 recorded in C.S. Khatian No.1298)	R.G.M/M/69/2005	1.02 acre	"Dag 2609 Property" described in Part-III of the First Schedule hereto
4.	Divided and demarcated portion of L.R. Dag No.2625 recorded in L.R. Khatian No.5917 (formerly R. S. Dag No.2625 recorded in R. S. Khatian No. 983 and theretofore C.S. Dag No.3609 recorded in C.S. Khatian No.1151)	AS/84/3624/2003	0.0332 acre	"Dag 2625 Property" described in Part-IV of the First Schedule hereto
			1.17 acre	

B. AND WHEREAS the entire 1.17 acre property as mentioned hereinabove together form a connected cluster of lands and are altogether collectively described in the **SECOND SCHEDULE** hereunder written and are hereinafter collectively referred to as "the **Subject Properties**". The facts about the said ALFL deriving title to the same are represented by the Vendor to be as follows:-

B1 Re : Dag 2605 Property:

B1(i) AND WHEREAS by an Indenture of Conveyance dated 17th July 1989 and registered with the Additional District Sub Registrar Bidhannagar, (Salt Lake City) in Book I Volume No.124 Pages 1 to 8 Being No.5861 for the year 1989 one Sudhir Kumar Das for the consideration therein mentioned sold conveyed and

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ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA

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transferred unto and to one Dipti Ghosh, Soumitra Bhowmik, Sudip Bhattacharjee and Rita Pal Chowdhury **ALL THAT** the Dag 2605 Property absolutely and forever.

B1(ii) **AND WHEREAS** by an Indenture of Conveyance dated 5th January 1993 and registered with the Additional District Sub Registrar Bidhannagar (Salt Lake City) in Book I Volume No.2 Pages 1 to 8 Being No.45 for the year 1993 the said Dipti Ghosh, Soumitra Bhowmik, Sudip Bhattacharjee (also known as Sudip Bhattacharya) and Rita Pal Chowdhury for the consideration therein mentioned sold conveyed and transferred unto and to one Chandani Export Limited All That the Dag 2605 Property absolutely and forever.

B1(iii) **AND WHEREAS** the said Chandani Exports Private Limited got amalgamated and merged into ALFL pursuant to Order dated 14th July 2003 passed by the Hon'ble High Court at Calcutta in Company Petition No. 97 of 2003 connected with Company Application No.592 of 1992 and, amongst other properties, the Dag 2605 Property alongwith all erections thereon became the property of the said ALFL.

B2 Re : Dag 2606 Property:

B2(i) **AND WHEREAS** by two Indentures of Conveyance both dated 10th March 1989 and registered with the Additional District Sub Registrar Bidhannagar (Salt Lake City), one (1) Adhir Chandra Ghosh, (2) Sasanka Sekhar Ghosh, (3) Sourendra Mohan Ghosh, (4) Sarabindu Ghosh, (5) Santi Ghosh, (6) Kamala Rani Ghosh, (7) Ashok Kumar Ghosh, (8) Apurba Kumar Ghosh, (9) Alope Kumar Ghosh, (10) Arun Kumar Ghosh, (11) Pritikana Kumar and (12) Indumati Ghosh for the consideration therein respectively mentioned sold conveyed and transferred the entire Dag 2606 Property partly to Mrinal Bhattacharya (also known as Mrinal Bhattacharjee) and Badal Nandy by the Indenture of Conveyance registered in Book I Volume No.47 Pages 37 to 50 Being No. 2191 for the year 1989 and partly to Gobinda Kumar Biswas and Anjali Biswas by the Indenture of Conveyance registered in Book I Volume No.47 Pages 20 to 36 Being No. 2190 for the year 1989 absolutely and forever.

B2(ii) **AND WHEREAS** by an Indenture of Conveyance dated 17th July 1989 and registered with the Additional District Sub Registrar Bidhannagar (Salt Lake City) in Book I Volume No.124 Pages 81 to 90 Being No.5868 for the year 1989 the said Mrinal Bhattacharjee and Badal Nandy for the consideration therein mentioned sold conveyed and transferred unto and to

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the said Dipti Ghosh, Sudip Bhattacharjee (also known as Sudip Bhattacharya), Soumitra Bhowmik and Rita Pal Chowdhury All That their piece or parcel of land containing an area of 2 Cottah 4 Chittack or 0.0372 acre more or less out of the Dag 2606 Property absolutely and forever.

B2(iii) **AND WHEREAS** by the said Indenture of Conveyance dated 5th January 1993 and registered with the Additional District Sub Registrar Bidhannagar (Salt Lake City) in Book I Volume No.2 Pages 1 to 8 Being No.45 for the year 1993 the said Dipti Ghosh, Sudip Bhattacharya, Soumitra Bhowmik and Rita Pal Chowdhury for the consideration therein mentioned sold conveyed and transferred unto and to one Chandani Export Limited All That their entire piece or parcel of land measuring 2 Cottah 4 Chittack or 0.0372 acre more or less out of the Dag 2606 Property alongwith all erections thereon absolutely and forever.

B2(iv) **AND WHEREAS** by an Indenture of Conveyance dated 17th August 1994 and registered with the Additional District Sub Registrar Bidhannagar (Salt Lake City) in Book I Volume No.124 Pages 379 to 384 Being No.5777 for the year 1994, the said Gobinda Kumar Biswas and Anjali Biswas for the consideration therein mentioned sold conveyed and transferred unto and to one Utpal Kishore Banik, Jagat Kishore Banik and Kamal Kishore Banik All That their entire piece or parcel of land measuring 3 Cottah or 0.0496 acre more or less out of the Dag 2606 Property absolutely and forever.

B2(v) **AND WHEREAS** by an Indenture of Conveyance dated 14th August 2002 and registered with the Additional District Sub Registrar Bidhannagar (Salt Lake City) in Book I Volume No.445 Pages 166 to 191 Being No.07953 for the year 2002 (also registered through digitalised in Book I Page form 1 to 27 Deed No.150407953 for the year 2002) the said Utpal Kishore Banik, Jagat Kishore Banik and Kamal Kishore Banik for the consideration therein mentioned sold conveyed and transferred unto and to the said ALFL their entire piece or parcel of land measuring 3 Cottah or 0.0496 acre more or less out of the Dag 2606 Property absolutely and forever.

B2(vi) **AND WHEREAS** as stated above, the said Chandani Exports Private Limited got amalgamated and merged into ALFL pursuant to Order dated 14th July 2003 passed by the Hon'ble High Court at Calcutta in Company Petition No. 97 of 2003 connected with Company Application No.592 of 1992 and, amongst other properties, their entire piece or parcel of land

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measuring 2 Cottah 4 Chittack or 0.0372 acre more or less out of the Dag 2606 Property alongwith all erections thereon became the property of the said ALFL.

B2(vii) **AND WHEREAS** ALFL thus became the owner of the aforesaid portions of the said Dag 2606 Property.

B3 Re : Dag 2609 Property:

B3(i) AND WHEREAS one Khetra Pada Ghosh, a Hindu, died intestate in the year 1977 being seized and possessed of **ALL THAT** piece or parcel of land containing an area of 1.04 acre or 104 satak more or less with dwelling rooms and structures thereon situate lying at and being the said entire R. S. Dag No.2609 (hereinafter referred to as "the **2609 Larger Property** " leaving him surviving his wife namely Gouribala Ghosh, and four sons namely Biswanath Ghosh, Bholanath Ghosh, Lakshmi Kanto Ghosh and Brojen Ghosh and two daughters namely Champa Neogi and Indubala Ghosh (since deceased) as his only heiresses, heirs and legal representatives who all upon his death inherited and became entitled to his 2609 Larger Property in equal shares absolutely.

B3(ii) AND WHEREAS the said Indubala Ghosh, a Hindu, died intestate leaving her surviving her two sons namely Chandan Ghosh and Jayanta Ghosh and only daughter namely Kalyani Ghosh as her only heiress, heirs and legal representatives (her husband Satyendra Ghosh having predeceased him) who all upon her death inherited and became entitled to her share of and in the 2609 Larger Property in equal shares absolutely.

B3(iii) AND WHEREAS by a Deed of Partition dated 26th September 1988 made between the said Gouribala Ghosh, Biswanath Ghosh, Bholanath Ghosh, Champa Neogi, Chandan Ghosh, Jayanta Ghosh, Kalyani Ghosh as First Party of the First Part, Lakshmi Kanto Ghosh as Second Party of the Second Part and Brojen Ghosh as the Third Party of the Third Part and registered with the Sub Registrar Bidhannagar (Salt Lake City) in Book No.1 Volume No.166 Pages 1 to 14 Being No.8141 for the year 1988, the 2609 Larger Property alongwith other properties was divided and demarcated by metes and bounds and the First Party thereto were exclusively allotted All That the Dag 2609 Property including all rooms and structures thereon absolutely.

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B3(iv) **AND WHEREAS** by an Indenture of Conveyance dated 7th October 1988 and registered with the Additional District Sub Registrar Bidhannagar (Salt Lake City) in Book I Volume No.180 Pages 291 to 304 Being No.8871 for the year 1988 the said Gouribala Ghosh, Biswanath Ghosh, Bholanath Ghosh, Champa Neogi, Chandan Ghosh, Jayanta Ghosh and Kalyani Ghosh for the consideration therein mentioned sold conveyed and transferred unto and to the said Chandani Exports Private Limited All That the said Dag 2609 Property including all rooms and structures thereon absolutely and forever.

B3(v) **AND WHEREAS** as already stated above, the said Chandani Exports Private Limited got amalgamated and merged into ALFL pursuant to Order dated 14th July 2003 passed by the Hon'ble High Court at Calcutta in Company Petition No. 97 of 2003 connected with Company Application No.592 of 1992 and, amongst other properties, the said Dag 2609 Property including all rooms and structures thereon became the property of the said ALFL.

B4 **Re : Dag No. 2625 Property:**

B4(i) **AND WHEREAS** by a Deed of Partition dated 27th February 1986 made between one Bivabati Ghosh wife of Late Tarak Nath Ghosh, Ava Ghosh daughter of Late Tarak Nath Ghosh and grand daughter of Late Nagendra Nath Ghosh, Shankulata Ghosh wife of Late Ashutosh Ghosh, Dipak Kumar Ghosh, Dwijen Kumar Ghosh, Dinesh Kumar Ghosh (the last named three being sons of Ashutosh Ghosh and grandsons of Late Nagendra Nath Ghosh) and Bhola Nath Ghosh son of Nagendra Nath Ghosh therein as the First Party of the First Part, one Panchanan Ghosh and Balai Chandra Ghosh both sons of Late Makhan Lal Ghosh therein as the Second Party of the Second Part and one Madan Kumar Ghosh therein as the Third Party, of the Third Part and registered with the Sub Registrar, Bidhannagar (Salt Lake City) in Book No. I Volume No.25 Pages 407 to 436 Being No.1345 for the year 1986, the parties thereto divided and demarcated their several joint properties by metes and bounds and the said Bivabati Ghosh, Ava Ghosh, Shankulata Ghosh, Dipak Kumar Ghosh, Dwijen Kumar Ghosh, Dinesh Kumar Ghosh and Bhola Nath Ghosh were, inter alia, allotted exclusively **ALL THAT** piece or parcel of land containing an area of 0.20 acre or 20 satak more or less comprised in a divided and demarcated portion of R. S. Dag No.2625 recorded in R. S. Khatian No.983, in Mouza Gopalpur, J.L. No.2 under Police Station

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Airport (formerly Rajarhat) in the District of North 24 Parganas (hereinafter referred to as "the **Dag 2625 Larger Property**") absolutely.

- B4(ii) **AND WHEREAS** by an Indenture of Conveyance dated 2nd December 1988 and registered with the Additional District Sub Registrar Bidhannagar (Salt Lake City) in Book I Volume No.201 Pages 303 to 314 Being No.9864 for the year 1988 the said Bivabati Ghosh, Ava Ghosh, Shankulata Ghosh, Dipak Kumar Ghosh, Dinesh Kumar Ghosh and Bhola Nath Ghosh for the consideration therein mentioned sold conveyed and transferred unto and to one Alakesh Patra, Mihir Chakraborty and Durga Pada Pal **All That** piece or parcel of land containing an area of 2 Cottahs 2 Chittacks and 27 Square feet more or less comprised in a divided and demarcated portion of the Dag 2625 Larger Property absolutely and forever.
- B4(iii) **AND WHEREAS** by an Indenture of Conveyance dated 29th May 1992 and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book I Volume No.127 Pages 183 to 190 Being No.5685 for the year 1992, the said Alakesh Patra, Mihir Chakraborty and Durga Pada Pal, for the consideration therein mentioned, sold conveyed and transferred unto and to one Dilip Kumar Roy **ALL THAT** their entire portion measuring 2 Cottahs 2 Chittacks and 27 Square feet of the Dag 2625 Larger Property absolutely and forever.
- B4(iv) **AND WHEREAS** the said Dilip Kumar Roy, a Hindu, died intestate leaving him surviving his wife namely Bijoya Roy, only son namely Debabrata Roy and two daughters namely Keya Dutta and Ruma Sarkar as his heirs, heiressess and legal representatives who all four upon his death inherited and became entitled to the said entire portion measuring 2 Cottahs 2 Chittacks and 27 Square feet of the Dag 2625 Larger Property in equal shares absolutely.
- B4(v) **AND WHEREAS** by an Indenture of Conveyance dated 14th August 2002 and registered with the Additional District Sub Registrar Bidhannagar in Book I Volume No.445 Pages 145 to 165 Being No.07952 for the 2002, (also registered through digitalised in Book I Page form 1 to 22 Deed No.150407952 for the year 2002) the said Bijoya Roy, Debabrata Roy, Keya Dutta and Ruma Sarkar, for the consideration therein mentioned, sold conveyed and transferred unto and to the said ALFPL All That Dag 2625 Property, the areas whereof was stipulated to be 1 Cottah 12 Square

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feet and also 3.32 Satak or 0.0332 acre as mentioned in the Sale Certificate recited hereinbelow.

- C. **AND WHEREAS** the name of the said ALFPL is recorded as Raiyat in the Records of Rights published under the West Bengal Land Reforms Act, 1955 under L.R. Khatian No. 5917 in respect of the Subject Properties and all rooms, buildings and other structures erected thereon belonged to ALFPL.
- D. **AND WHEREAS** pursuant to proceedings for recovery of dues carried out by Canara Bank in respect of loans given to ALFPL, the Vendor hereto was declared as the highest bidder and by Sale Certificate dated 20th February 2021 read with Certificate dated 12th August 2021 and registered with the Additional Registrar of Assurances -I, Kolkata in Book I Volume No. 1901-2021 Pages 269014 to 269051 Being No. 190104786 for the year 2021, the Authorized Officer of Canara Bank (ARM Branch) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002), sold conveyed and transferred unto and to the Vendor herein as and being the highest bidder, **ALL THAT** the Subject Properties absolutely and forever. In the Sale Certificate, the area of the Dag 2625 Property was stipulated to be 3.32 Satak.
- E. **AND WHEREAS** the Vendor is seized and possessed of and well and sufficiently entitled to as the sole and absolute owner of the Subject Properties and properties benefits and rights thereunto belonging and appertaining thereto is paying khajana to the Government of West Bengal and is in Khas and exclusive possession of the Subject Properties.
- F. **AND WHEREAS** the Vendor had agreed with the Confirming Party for absolute freehold sale and transfer of the Subject Properties with all erections thereon free from all encumbrances mortgages charges liens leases tenancies bargadar occupancy rights lis pendens attachments uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession thereof to the Confirming Party and/or its nominee or nominees at or for a total consideration of Rs.10,80,00,000/- (Rupees ten crores eighty lakhs) only out of which the Confirming Party made a part payment of Rs.11,00,000/- (Rupees eleven lakhs) only to the Vendor. Subsequently, the Confirming Party not being desirous of completing the purchase of the Subject Properties, nominated the Purchasers herein to the Vendor to complete the purchase of the Subject Properties and all erections thereon in place and stead of the Confirming Party which nomination the Vendor has accepted. The Purchasers has reimbursed to the Confirming Party the said sum of Rs.11,00,000/- paid by it to the Vendor and paid to the Confirming Party the agreed nomination consideration

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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

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of Rs.3,00,00,000/- (Rupees three crores) only in full and final settlement and the Purchasers became liable to pay the balance consideration of Rs.10,69,00,000/- (Rupees ten crores sixty-nine lakhs) only payable to the Vendor, directly to the Vendor. The Purchasers have accordingly paid a total sum of Rs.13,80,00,000/- as above. The Confirming Party records and confirms that there is no outstanding claim or demand whatsoever or howsoever of the Confirming Party in anyway relating to the Subject Properties and/or erections thereon or anyway connected therewith.

G. AND WHEREAS pursuant to the nomination and acceptance as aforesaid, the Vendor is contracted with the Purchasers for sale of the Subject Properties and all erections thereon and all appendages and appurtenances thereof free from all encumbrances, mortgages, charges, security interest, liens, lis pendens, prohibitions, attachments, leases, tenancies, bargadar, occupancy rights, uses, debutters, trusts, acquisition, requisition, alignment, claims, demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession thereof in favour of the Purchasers and in connection with the sale of the Subject Properties in favour of the Purchasers, the Vendor made the following representation and assurances which have been relied upon and believed to be true and correct by the Purchasers in good faith:-

- a. That the Vendor is the sole and absolute owner of the Subject Properties with all erections thereon having clear good marketable title thereto free from all encumbrances, mortgages, charges, security interest, liens, lis pendens, prohibitions, attachments, benami transaction, leases, black money transaction, tenancies, bargadar, occupancy rights, uses, debutters, devseva, wakf, trusts, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever and in "khas" vacant peaceful possession thereof;
- b. That the facts recited above are all true and correct and the Subject Properties comprise of a combined cluster of plots directly abutting the public road.
- c. That the Subject Properties with all erections thereon or any part thereof is not affected by any right of way water light support drainage or any other easement with any third party or third party's property;
- d. That there shall be no difficulty in mutation of the name of the Purchasers as owner in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the Subject Properties upon its purchase by the Purchasers;
- e. That save and except the Vendor no other person has any right title or interest in the Subject Properties with all erections thereon or any part or share thereof nor

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

1 8 AUG 2024



any person or persons has made any claim or raised any dispute in respect of or relating to the Subject Properties or any erections thereon or any appurtenances thereto or any part or share thereof in any manner whatsoever;

- f. That neither the Vendor nor any of the predecessors-in-title of the Vendor have at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or Urban Land (Ceiling & Regulation) Act, 1976 or any other applicable law;
- g. That no notice or claim has been received by the Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the Subject Properties;
- h. That there is no action, suit, appeal or litigation in respect of the Subject Properties or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
- i. That no person has ever claimed any right title interest or possession whatsoever in the Subject Properties or any part thereof nor sent any notice in respect thereof and that save and except the Vendor no other person can claim any right title or interest whatsoever in the Subject Properties or any part thereof;
- j. That save those relating to sale of the Subject Properties to the Confirming Party and thereafter to the Purchasers hereto as nominee of the Confirming Party, the Vendor has not dealt with or encumbered the Subject Properties in any manner nor entered upon any agreement or contract in respect thereof.

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and nomination and in consideration of the sum of Rs.10,80,00,000/- (Rupees ten crores eighty lakhs only) of the lawful money of the Union of India in hand and well and truly by the Purchasers partly through the Confirming Party and partly to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by Part-I of the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) and in further consideration of Rs.3,11,00,000/- (Rupees three crores eleven lakhs) only of the lawful money of the Union of India in hand and well and truly by the Purchasers to the Confirming Party as reimbursement and nomination consideration paid at or before the

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Buyer's name



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execution hereof (the receipt whereof the Confirming Party doth hereby as also by Part-II of the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell convey transfer assign and assure and the Confirming Party doth hereby concur confirm and assure unto and to the Purchasers herein **ALL THAT** messuages, tenements, hereditaments, dwelling rooms, structures, erections and premises together with the piece or parcel of land or ground thereunto belonging whereon or on part whereof the same are erected and built containing an area of 1.17 acre or 117 satak more or less situate lying at and being entire L.R. Dag No. 2605 (formerly R.S. Dag No. 2605) and divided and demarcated portions of L.R. Dag Nos. 2606, 2609 and 2625 (formerly R.S. Dag Nos. 2606, 2609 and 2625) in Mouza Gopalpur, J.L. No.2 under Police Station Airport (formerly Rajarhat) and being formerly part of municipal holdings of Rajarhat Gopalpur Municipality now within the Bidhannagar Municipal Corporation in the District of North 24 Parganas, Pin Code 700136 morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the **Subject Properties**" **TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendor out of or upon the interest of the said R.S. and L.R. Dag Nos.2605, 2606, 2609 and 2625 and every part thereof and also upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the Subject Properties or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendor of and in any passages/roadways abutting the Subject Properties **AND TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** Subject Properties and all properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be the same unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession.

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without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, security interest, liens, lis pendens, prohibitions, attachments, benami transaction, leases, black money transaction, tenancies, bargadar, occupancy rights, uses, debutters, devseva, wakf, trusts, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever.

II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS
as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor done omitted executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby respectively granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby respectively granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in itself good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby respectively granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby respectively granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispendens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or its predecessors-in-title.

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- (v) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprised the Vendor's entire one hundred percent share in the L.R. Dag Nos.2605, 2606, 2609 and 2625 without any remainder or residue and the Purchasers shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the Vendor if found in such Dag.
- (vi) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispendens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever in any way affecting the properties benefits and rights hereby granted sold conveyed transferred assigned.
- (vii) **AND THAT** the Subject Properties or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendor for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- (viii) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or its predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured

Purchaser

Prabek Singh

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or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers and shall keep the Purchasers fully saved harmless and indemnified in respect of any loss, damage, cost, claim, demand, action or proceeding owing to any falsity in representation made by the Vendors or owing to any encumbrances, mortgages, charges, security interest, liens, lis pendens, prohibitions, attachments, benami transaction, leases, black money transaction, tenancies, bargadar, occupancy rights, uses, debutters, devseva, wakf, trusts, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever being found to affect the Subject Properties or any part or share thereof.

THE FIRST SCHEDULE ABOVE REFERRED TO:

**PART-I
(DAG 2605 PROPERTY)**

ALL THAT messuages tenements hereditaments structures erections and premises together with the pieces or parcels of land or ground thereunto belonging whereon or on part whereof the same are erected and built containing an area of 0.03 acre or 3 satak more or less or 1 Cottah 13 Chittacks more or less situate lying at and being L.R. Dag No.2605 recorded in L.R. Khatian No. 5917 (formerly R. S. Dag No.2605 recorded in R. S. Khatian No. 982 and theretofore C.S. Dag No.3590 recorded in C.S. Khatian No.1152), in Mouza Gopalpur, J.L. No. 2 being former Holding No. R.G.M/M/68/2005 of Rajarhat Gopalpur Municipality now within the Bidhannagar Municipal Corporation under Police Station Airport (formerly Rajarhat) within Additional District Sub Registrar Bidhannagar in the District of North 24 Parganas Pin Code 700136 and butted and bounded as follows:-

On the North	:	by portion of R.S. Dag No. 2604;
On the South	:	by portion of the Dag 2609 Property;
On the East	:	by portion of Dag 2625 Property; and
On the West	:	by portion of Dag 2696 Property.

OR HOWSOEVER OTHERWISE the same or any of them now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

**PART-II
(DAG 2606 PROPERTY)**

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ALL THAT messuages tenements hereditaments structures erections and premises together with the pieces or parcels of land or ground thereunto belonging whereon or on part whereof the same are erected and built containing an area of 0.0868 acre or 8.68 satak more or less or 5 Cottah 4 Chittacks more or less situate lying at and being a divided and demarcated portion of L.R. Dag No.2606 recorded in L.R. Khatian No. 5917 (formerly R. S. Dag No.2606 recorded in R. S. Khatian No. 137 and theretofore C.S. Dag No.2591 recorded in C.S. Khatian No.87), in Mouza Gopalpur, J.L. No. 2 being former Holding No. R.G.M/M/68/2005 of Rajarhat Gopalpur Municipality now within the Bidhannagar Municipal Corporation under Police Station Airport (formerly Rajarhat) within Additional District Sub Registrar Bidhannagar in the District of North 24 Parganas Pin Code 700136 and butted and bounded as follows:-

On the North	:	by portion of R.S. Dag No. 2606;
On the South	:	by portion of the Dag 2609 Property and R.S. Dag No. 2607;
On the East	:	by Dag 2605 Property; and
On the West	:	by 50 feet wide SRCM Road (i.e. public road).

OR HOWSOEVER OTHERWISE the same or any of them now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

PART-III
(DAG 2609 PROPERTY)

ALL THAT messuages tenements hereditaments structures erections and premises together with the pieces or parcels of land or ground thereunto belonging whereon or on part whereof the same are erected and built containing an area of 1.02 acre or 102 satak more or less or 3 Bigha 1 Cottah 10 Chittacks 2 Square feet more or less situate lying at and being a divided and demarcated portion of L.R. Dag No.2609 recorded in L.R. Khatian No. 5917 (formerly R. S. Dag No.2609 recorded in R. S. Khatian No. 1226 and theretofore C.S. Dag No.3594 recorded in C.S. Khatian No.1298), in Mouza Gopalpur, J.L. No. 2 being former Holding No. R.G.M/M/69/2005 of Rajarhat Gopalpur Municipality now within the Bidhannagar Municipal Corporation under Police Station Airport (formerly Rajarhat) within Additional District Sub Registrar Bidhannagar in the District of North 24 Parganas Pin Code 700136 and butted and bounded as follows:-

On the North	:	by Dag 2605 Property, Dag 2606 Property, Dag 2625 Property and portion of R.S. Dag Nos. 2625 and 2624;
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On the South : by municipal road;
 On the East : by portion of R.S. Dag Nos. 2610 and 2624; and
 On the West : by portion of R.S. Dag Nos. 2609, 2608 and 2607.

OR HOWSOEVER OTHERWISE the same or any of them now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

PART-IV
(DAG 2625 PROPERTY)

ALL THAT messuages tenements hereditaments structures erections and premises together with the pieces or parcels of land or ground thereunto belonging whereon or on part whereof the same are erected and built containing an area of 0.0332 acre or 3.32 satak more or less situate lying at and being a divided and demarcated portion of L.R. Dag No.2625 recorded in L.R. Khatian No. 5917 (formerly R. S. Dag No.2625 recorded in R. S. Khatian No. 983 and theretofore C.S. Dag No.3609 recorded in C.S. Khatian No.1151), in Mouza Gopalpur, J.L. No. 2 being former Holding No. AS/84/3624/2003 of Rajarhat Gopalpur Municipality now within the Bidhannagar Municipal Corporation under Police Station Airport (formerly Rajarhat) within Additional District Sub Registrar Bidhannagar in the District of North 24 Parganas Pin Code 700136 and butted and bounded as follows:-

On the North : by portion of R.S. Dag Nos. 2604;
 On the South : by Dag 2609 Property;
 On the East : by portion of R.S. Dag Nos. 2625; and
 On the West : by Dag 2605 Property.

OR HOWSOEVER OTHERWISE the same or any of them now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(SUBJECT PROPERTIES)

ALL THAT messuages tenements hereditaments structures erections and premises together with the pieces or parcels of land or ground thereunto belonging whereon or on part whereof the same are erected and built containing an area of 1.17 acre or 117 satak more or less situate lying at and being the entire L.R. Dag No. 2605 and divided and demarcated portions of L.R. Dag No.2606, 2609 and 2625 all recorded in L.R. Khatian No. 5917 (fully described in the First Schedule hereinabove and also

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summarized in the table below), in Mouza Gopalpur, J.L. No. 2 being former Holding Nos. R.G.M/M/68/2005, R.G.M/M/69/2005 and AS/84/3624/2003 of Rajarhat Gopalpur Municipality now within the Bidhannagar Municipal Corporation under Police Station Airport (formerly Rajarhat) within Additional District Sub Registrar Bidhannagar in the District of North 24 Parganas, Pin Code 700136 and delineated in the plan annexed hereto duly bordered thereon in "RED" and butted and bounded as follows:-

On the North	:	by portion of R.S. Dag Nos. 2606, 2604;
On the South	:	by municipal road;
On the East	:	by R.S. Dag Nos. 2610, 2624 and portion of R.S. Dag No. 2625; and
On the West	:	partly by 50 feet wide SRCM Road (i.e. public road) and partly by portions of R.S. Dag Nos. 2607, 2608 and 2609.

The Table above referred to:

Sl No	Dag particulars	Municipal Holding particulars	Area in Acre	Nature of land as recorded
1.	Entire L.R. Dag No.2605 recorded in L.R. Khatian No.5917	R.G.M/M/68/2005	0.03 acre	Bastu
2.	Divided and demarcated portion of L.R. Dag No.2606 recorded in L.R. Khatian No.5917	R.G.M/M/68/2005	0.0868 acre	Bagan
3.	Divided and demarcated portion of L.R. Dag No.2609 recorded in L.R. Khatian No.5917	R.G.M/M/69/2005	1.02 acre	Bastu
4.	Divided and demarcated portion of L.R. Dag No.2625 recorded in L.R. Khatian No.5917	AS/84/3624/2003	0.0332 acre	Bagan
		Total	1.17 acre	

OR HOWSOEVER OTHERWISE the same or any of them now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. **Be it mentioned that** the area of residential dwelling rooms and structures containing cemented flooring at the Subject Properties is 6000 square feet more or less.

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P. Sankar Gm



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ADDITIONAL REGISTRAR
OF COMPANIES, KOLLAM
13 AUG 2024

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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

by the abovenamed **VENDOR** at Kolkata in the presence of:

Shantish Kr. Roy

TPG COMMERCIALS PVT. LTD.

Bibek Saha

Director

Dalmond

Samar Chakraborty
Advocate

SIGNED SEALED AND DELIVERED

by the withinnamed **PURCHASERS** at Kolkata in the presence of:

Shantish Kr. Roy
406/1 G.T. Road (S)
Howrah - 711003

Utsav Vinimay Pvt. Ltd.

[Signature]

Authorized Signatory

GODDARAG MERCHANTS PVT. LTD.

[Signature]

BASAPARBATI COMMERCIAL PVT. LTD.

[Signature]

MINTOO GARMENTS PVT. LTD.

[Signature]

SASSAAT VANIYA PVT. LTD.

[Signature]

GANESHYAM TRADERS PVT. LTD.

[Signature]

ULTRAPLUS VINIMAY PVT. LTD.

[Signature]

ATTRIBUTES BUILD WORTH PVT. LTD.

[Signature]

Single Point Commosale Pvt. Ltd.

[Signature]

Single Point Agencies Pvt. Ltd.

[Signature]

Dalmond

Samar Chakraborty
for DSP Law Associates
2 Hare Street, Kolkata - 70001

Single Point Merchants Pvt. Ltd.

[Signature]

Authorized Signatory

NANU DEVELOPERS PVT. LTD.

[Signature]

Authorized Signatory

Director Authorized Signatory

Director Authorized Signatory

Director Authorized Signatory

Director Authorized Signatory

Director Authorized Signatory



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ADDL REGISTRAR
OF ASSURANCES, KOLKATA

6/11/2023

SIGNED SEALED AND DELIVERED
by the withinnamed **CONFIRMING**
PARTY at Kolkata in the presence of:

Samir Chakraborty

Samir Chakraborty
Advocate

For BCT INFRASTRUCTURE LLP

Chyauka

Authorised Signatory

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

1 AUG 2021



RECEIPT AND MEMO OF CONSIDERATION**(PART-I)**

RECEIVED by the Vendor from the within named Purchasers the within mentioned sum of Rs. 10,80,00,000/- (Rupees ten crores eighty lacs) only being the consideration in full payable under these presents as per memo written hereinbelow (and out of which a sum of Rs. 11,00,000/- paid by Confirming Party to the Vendor subsequently reimbursed by the Purchasers to the Confirming Party) and a sum of Rs.10,69,00,000/- paid by the Purchasers to the Vendor, ~~per memo of consideration~~

MEMO OF CONSIDERATION

Sl. No.	By or out of Cheque/Pay Order/Demand Draft/NEFT/Online/IMPS Number	Date	Bank	Received from	Amount (in Rs. P.)
1.	CHEQUE NO. 006101	21-06-2021	HDFC BANK	BCT INFRASTRUCTURE LLP	1100000/-
2.	Online Ref NO- 687360900005	14-08-2021	HDFC BANK	ULTRAPLUS VINIMAY PVT LTD	1100000/-
3.	Online Ref NO- 687360900002	14-08-2021	HDFC BANK	ULTRAPLUS VINIMAY PVT LTD	5000000/-
4.	Online Ref NO- 687360900004	14-08-2021	HDFC BANK	ULTRAPLUS VINIMAY PVT LTD	5000000/-
5.	Online Ref NO- 687360900003	14-08-2021	HDFC BANK	ULTRAPLUS VINIMAY PVT LTD	5000000/-
6.	Online Ref NO- 687360900001	14-08-2021	HDFC BANK	ULTRAPLUS VINIMAY PVT LTD	5000000/-
7.	CHEQUE NO.- 000090	16-08-2021	HDFC BANK	ULTRAPLUS VINIMAY PVT LTD	26523950/-
8.	CHEQUE NO.	16-08-2021	HDFC BANK	ATTRIBUTE	1058310/-

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	- 000155			BUILD WORTH PVT LTD	
9.	CHEQUE NO. - 000189	16-08-2021	HDFC BANK	SINGLE POINT COMMOSA LE PVT LTD	1058310/-
10.	CHEQUE NO. - 000057	16-08-2021	HDFC BANK	SINGLE POINT AGENCIES PVT LTD	1058310/-
11.	CHEQUE NO. - 000043	16-08-2021	HDFC BANK	NANU DEVELOPE RS PVT LTD	1058310/-
12.	CHEQUE NO. - 000044	16-08-2021	HDFC BANK	SINGLE POINT MERCHANT S PVT LTD	1058310/-
13.	Online Ref NO- 1526877402- WBAEPI	12-08-2021	HDFC BANK	UTSAV VINIMAY PVT LTD	6064894/-
14.	Online Ref NO- 108128403858	12-08-2021	HDFC BANK	UTSAV VINIMAY PVT LTD	5000000/-
15.	Online Ref NO- 108128412063	12-08-2021	HDFC BANK	UTSAV VINIMAY PVT LTD	5000000/-
16.	Online Ref NO- 108128414999	12-08-2021	HDFC BANK	UTSAV VINIMAY PVT LTD	5000000/-
17.	Online Ref NO- 108128407670	12-08-2021	HDFC BANK	UTSAV VINIMAY PVT LTD	5000000/-
18.	Online Ref NO- 108128409874	12-08-2021	HDFC BANK	UTSAV VINIMAY PVT LTD	5000000/-
19.	Online Ref NO- 108128401322	12-08-2021	HDFC BANK	UTSAV VINIMAY PVT LTD	5000000/-

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20.	CHEQUE NO. - 000527	16-08-2021	HDFC BANK	UTSAV VINIMAY PVT LTD	11559056/-
21.	CHEQUE NO. - 000304	16-08-2021	KOTAK MAHINDRA BANK	GOD BALAJI MERCHANT S PVT LTD	1058310/-
22.	CHEQUE NO. - 000336	16-08-2021	KOTAK MAHINDRA BANK	HARAPARB ATI COMMERCIAL PVT LTD	1058310/-
23.	CHEQUE NO. -000334	16-08-2021	KOTAK MAHINDRA BANK	MINTOO GARMENTS PVT LTD	1058310/-
24.	CHEQUE NO. - 000331	16-08-2021	KOTAK MAHINDRA BANK	BARSAAT VANIYA PVT LTD	1058310/-
25.	CHEQUE NO. - 000189	16-08-2021	KOTAK MAHINDRA BANK	GANESHYA M TRADERS PVT LTD	1058310/-
26.	TDS	----	----	----	1069000/-
				TOTAL	Rs. 108000000/-

(Rupees Ten Crores Eighty Lakhs) only

WITNESSES:

Shantini K. Pandey

Samer Chakraborty
Atrscale

Abhimanyu

TPG COMMERCIALS PVT. LTD.

Bibek Saha

Director



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(PART-II)

RECEIVED by the within named Confirming Party of and from the within named Purchasers the within mentioned sum of Rs.3,11,00,000/- (Rupees three crores eleven lakhs) only being the reimbursement and nomination consideration in full payable under these presents as per memo written hereinbelow.

MEMO OF CONSIDERATION

Sl. No.	By or out of Cheque No.	Date	Bank		Amount (in Rs. P.)
1.	000156	16-08-2021	HDFC BANK	ATTRIBUTE BUILD WORTH PVT LTD	307890/-
2.	000190	16-08-2021	HDFC BANK	SINGLE POINT COMMOSE PVT LTD	307890/-
3.	000058	16-08-2021	HDFC BANK	SINGLE POINT AGENCIES PVT LTD	307890/-
4.	000044	16-08-2021	HDFC BANK	NANU DEVELOPERS PVT LTD	307890/-
5.	000045	16-08-2021	HDFC BANK	SINGLE POINT MERCHANTS PVT LTD	307890/-
6.	000528	16-08-2021	HDFC BANK	UTSAV VINIMAY PVT LTD	13855050/-
7.	000305	16-08-2021	KOTAK MAHINDRA BANK	GOD BALAJI MERCHANTS PVT LTD	307890/-
8.	000337	16-08-2021	KOTAK MAHINDRA BANK	HARAPARBATI COMMERCIAL PVT LTD	307890/-
9.	000335	16-08-2021	KOTAK MAHINDRA BANK	MINTOO GARMENTS PVT LTD	307890/-

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↓ BAUS 2023



10.	000332	16-08-2021	KOTAK MAHINDRA BANK	BARSAAT VANIJYA PVT LTD	307890/-
11	000190	16-08-2021	KOTAK MAHINDRA BANK	GANESHYAM TRADERS PVT LTD	307890/-
12.	000091	16-08-2021	HDFC BANK	ULTRAPLUS VINIMAY PVT LTD	13855050/-
13.	TDS	---	---	---	311000/-
			TOTAL		Rs. 31100000/-

(Rupees three crores eleven lakhs) only

WITNESSES:

1.

Subham Dalmia

SUBHAM DALMIA

38, Gaurinagar, Mullick Gardens Lane,
Kolkata - 700010

Samar Chakraborty
Advocate

For BCT INFRASTRUCTURE LLP
Chiranjit Das
Authorised Signatory

Drafted by me:-

Koelika Das Advocate

C/o DSP Law Associates

4D, Nicco House

1B & 2, Hare Street

Kolkata - 700001

F/11/15/10



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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

1 8 AUG 2021

~~ಕರ್ನಾಟಕ ಸರ್ಕಾರ~~

PLAN showing property containing an area of 1.17 acre more or less comprising of (i) 0.0332 acre more or less portion of L.R. Dag No. 2625 recorded in L.R. Khatian No.5917 (formerly R. S. Dag No.2625 recorded in R. S. Khatian No.983 and C.S Dag No.3609 recorded in C.S. Khatian No.1151) (ii) 1.02 acre more or less portion of L.R. Dag No.2609 recorded in L.R. Khatian Nos.5917 (formerly R. S. Dag No. 2609 recorded in R. S. Khatian No.1226 and C.S. Dag No.3594 recorded in C.S. Khaian No.1298), (iii) 0.03 acre comprised in L.R. Dag No.2605 recorded in L.R. Khatian No.5917 (formerly R. S. Dag No.2605 recorded in R. S. Khatian No.982 and C.S. Dag No.3590 recorded in C.S. Khatian No.1152) and (iv) 0.0868 acre more or less portion of L.R. Dag No.2606 recorded in L.R. Khatian No.5917 (formerly R. S. Dag No.2606 recorded in R.S. Khatian No.137 and C.S. Dag No.3591 recorded in C.S. Khatian No.87) in Mouza Gopalpur, J.L. No.2, of Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality) under Police Station Airport (formerly Rajarhat) in the District of North 24 Parganas

SCALE- NOT TO SCALE, ALL DIMENSIONS ARE IN MM.
PROPOSED PORTION SHOWN IN RED. □

Single Point Agamdas Pvt. Ltd

[Signature]

Authorised Signatory

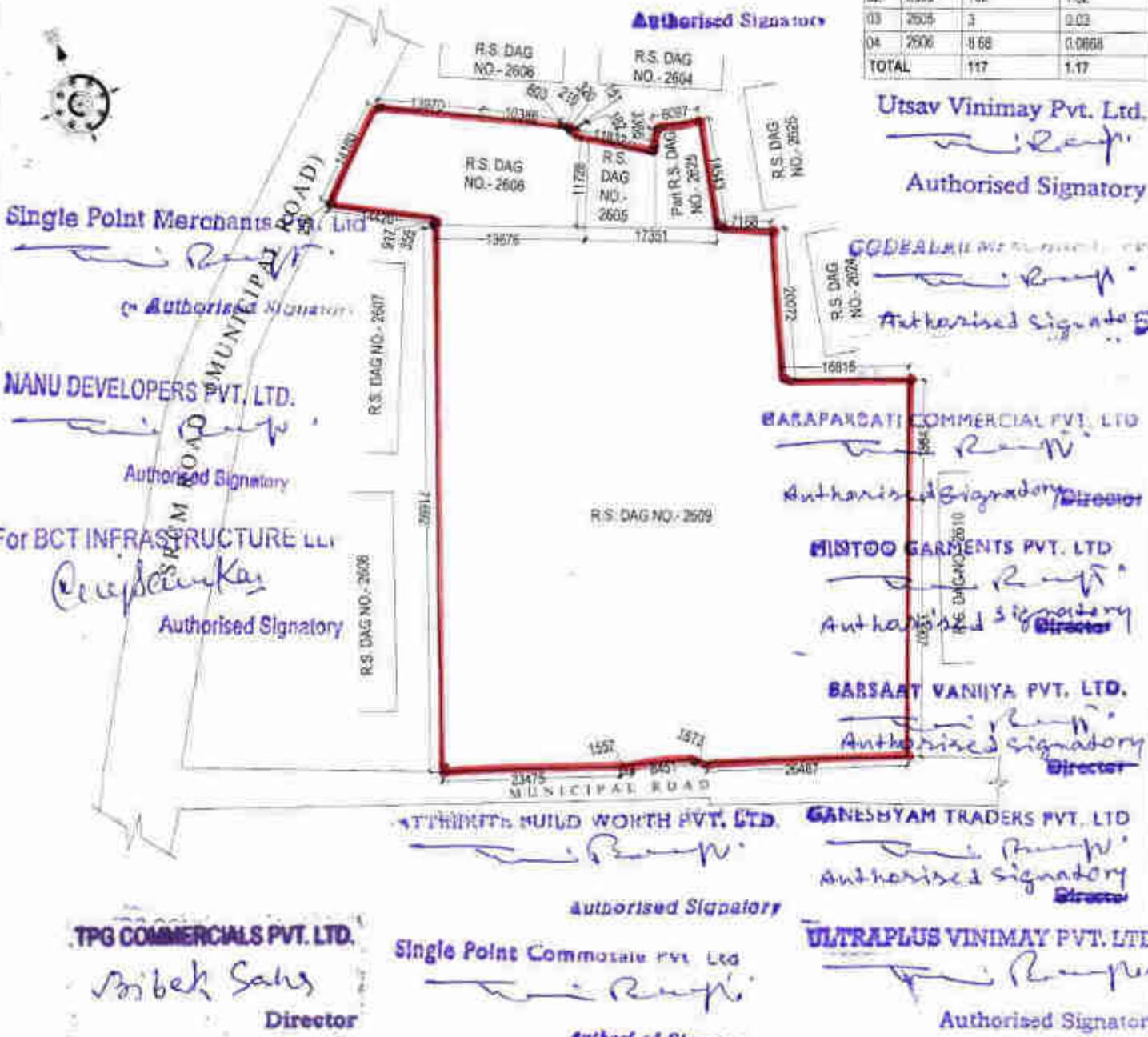
SCHEDULE OF LAND

Sl.No	DAG NO.	Area (in Satal)	Area (in Acre)
01	2625	3.32	0.0332
02	2609	102	1.02
03	2605	3	0.03
04	2606	8.68	0.0868
TOTAL		117	1.17

Utsav Vinimay Pvt. Ltd.

[Signature]

Authorised Signatory



Single Point Merchants Pvt. Ltd

[Signature]

Authorised Signatory

NANU DEVELOPERS PVT. LTD.

[Signature]

Authorised Signatory

For BCT INFRASTRUCTURE LLP

[Signature]

Authorised Signatory

CODEBANK INFRASTRUCTURE PVT. LTD.

[Signature]

Authorised Signatory

BASAPARKATI COMMERCIAL PVT. LTD.

[Signature]

Authorised Signatory

MISTOO GARMENTS PVT. LTD.

[Signature]

Authorised Signatory

BARSAAT VANIYA PVT. LTD.

[Signature]

Authorised Signatory

ATPHINITE BUILD WORTH PVT. LTD.

[Signature]

Authorised Signatory

GANESHYAM TRADERS PVT. LTD.

[Signature]

Authorised Signatory

TPG COMMERCIALS PVT. LTD.

[Signature]

Director

Single Point Commosale Pvt. Ltd

[Signature]

Authorised Signatory

ULTRAPLUS VINIMAY PVT. LTD.

[Signature]

Authorised Signatory

SIGNATURE OF VENDOR

SIGNATURE OF VENDEE

























Handwritten mark












ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

18 AUG 2024

RECEIVED
18 AUG 2024

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

1 8 AUG 2023

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NAICY SARKAR

DAYAL KANTI MITRA

28/06/1982

Permanent Account Number

BXEPS4911C

Naicy Sarkar

Signature



Naicy Sarkar



भारत सरकार
Government of India



Naicy Sarkar
Father : Dayal Kanti Mitra
DOB : 28/06/1982
Female



9528 4801 9078

मेरा आधार, मेरी पहचान



भारतीय विश्वविद्यालय
Unique Identification Authority of India

Address:
D/O: Dayal Kanti Mitra, H1-21, SHAKUNTALA PARK,
PHASE - 1, KOLKATA, Sarsuna, South 24 Parganas,
Sarsuna, West Bengal, 700061

9528 4801 9078



1947



naicy@uidai.gov.in



www.uidai.gov.in

Naicy Sarkar

ROYAL CANADIAN MOUNTED POLICE
POLICE MONTÉE ROYALE

J. BAUS 2013

2013

आयकर विभाग
INCOME TAX DEPARTMENT

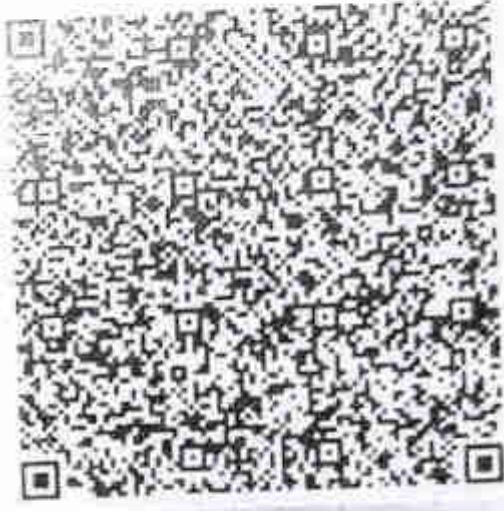


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

AAICT1932B



नाम / Name
TPG COMMERCIALS PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
28/10/2020

05112020

Prithvi Singh



Bibek Saha


ভারত সরকার
Government of India

বিবেক সাহা
Bibek Saha
 পিতা : কামার সাহা
 Father : KAMAR SAHA
 লিঙ্গ/সঙ্গ (Sex): ST/MS/1990
 পুরুষ / Male




2459 4312 2057

আধার - সাধারণ মানুষের অধিকার

Bibek Saha

ভারত সরকার
Government of India

বিবেক সাহা
Bibek Saha
 পিতা : কামার সাহা
 Father : KAMAR SAHA
 লিঙ্গ/সঙ্গ (Sex): ST/MS/1990
 পুরুষ / Male



4312 2057

আধার - সাধারণ মানুষের অধিকার



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAQCS0071C



TIN / Name
NANU DEVELOPERS PRIVATE LIMITED

(A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KK) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LL) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MM) (MN) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NM) (NN) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RM) (RN) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)

दिनांक / Date of Incorporation / Formation
05/06/2011

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भारत सरकार
GOVERNMENT OF INDIA



शैलेश कुमार पांडे
Shailesh Kumar Pandey
जन्मदिनांक / DOB: 09/02/1973
पुरुष / MALE



2434 5813 9160

आमारा आधार, आमारा पहिचान



भारतीय विशिष्ट पहिचान प्राधिकरण
NATIONAL IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

S/O सुरेश कुमार पांडेय, बंगला
2/ अपार्टमेंट, 408/1
जी. टी. रोड (गोबिंद गंग), डी.डी
श्रीधर, बंगलूर, महाराष्ट्र,
महाराष्ट्र (38 कॉलोनीयन),
महाराष्ट्र
पिन कोड - 711103

Address:

S/O Surya Kumar Pandey, Bungalow
2/ Apartment, 408/1 G.T.
Road(S), Near D.B. College,
Shrihar, Hooba (M Corp),
Howrah,
West Bengal - 711103

2434 5813 9160

MERA AADHAAR, MERI PEHACHAN

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
HARAPATI COMMERCIAL
PRIVATE LIMITED
28/03/2016
PAN Number: AABCH7315

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
GANESHYAM TRADERS PRIVATE
LIMITED
30/03/2016
PAN Number: AACCG5990

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
BARSAAT YANTRA PRIVATE LIMITED
13/09/2005
PAN Number: AACCB1503

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
UTSAV VINIMAY PRIVATE LIMITED
12/07/2004
PAN Number: AAAGU448B

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
GOBBALJI MERCHANTS PRIVATE
LIMITED
24/03/2006
PAN Number: AACCG3280

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
MINTOO GARMENTS PRIVATE LIMITED
30/09/1991
PAN Number: AACGM3140

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ভারত সরকার

भारत सरकार

भारत की राजधानी दिल्ली में स्थित

Government of India

Registration No: 2010/30260/35742

11/05/2014
To
Taha Banerjee
Flat 40/40A
55, Nabin Banerjee
2/2
CIRCULAR ROAD 40-AVE LANE
Huda 40 Corp
Sector Huda
New Delhi - 11002
9826099222



945833734487

82007344



आपका आधार संख्या / Your Aadhaar No. :

3208 1768 4308

आधार - माधारण मानुषेर अधिकार



ভারত সরকার

Government of India

মুদিত বানার্জী

Taha Banerjee

নাম - বানার্জী

Father: Nabin Banerjee



आधार / Aa Aadhaar

নাম / Name

3208 1768 4308



आधार - माधारण मानुषेर अधिकार

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आयकर विभाग
INCOME TAX DEPARTMENT
TUMIN BANERJEE
NAGIN BANERJEE

भारत सरकार
GOVT. OF INDIA

01/04/1978

BENPB1010F

Tumin Banerjee



T. C. Banerjee

आयकर विभाग

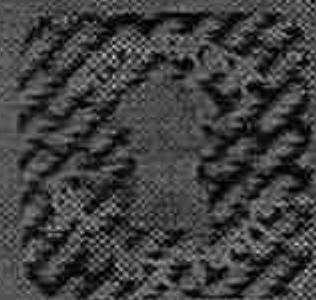
INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

BCT INFRASTRUCTURE LLP



21/05/2010

Permanent Account Number

AAJFB9971A

17062010

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें :

आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सफायर चेंबरस,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



— *Rajiv* —



Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SINGLE POINT COMMO SALE PRIVATE
LIMITED



09/05/2011

Permanent Account Number

AAOC500648

11/2011

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SINGLE POINT AGENCIES PRIVATE
LIMITED



09/05/2011

Permanent Account Number

AAQCS0062H

14887200314

[Handwritten signature]

Major Information of the Deed

Deed No :	I-1904-07808/2021	Date of Registration	18/08/2021
Query No / Year	1904-2001487367/2021	Office where deed is registered	
Query Date	13/08/2021 5:28:46 PM	1904-2001487367/2021	
Applicant Name, Address & Other Details	Subhash Naskar Kolkata,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123314639, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,11,00,000/-]		
Set Forth value	Market Value		
Rs. 13,80,00,000/-	Rs. 13,80,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 69,00,031/- (Article:23)	Rs. 16,91,098/- (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:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Kall Park Bablataia(gopalpur), Mouza: Gopalpur, JI No: 2, Pin Code : 700136

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-2625 (RS :-)	LR-5917	Bastu	Bagan	3.32 Dec	37,74,017/-	37,74,017/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L2	LR-2606 (RS :-)	LR-5917	Bastu	Bagan	8.68 Dec	98,67,009/-	98,67,009/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L3	LR-2609 (RS :-)	LR-5917	Bastu	Bastu	102 Dec	11,59,48,718/-	11,59,48,718/-	Width of Approach Road: 50 Ft.,
L4	LR-2605 (RS :-)	LR-5917	Bastu	Bastu	3 Dec	34,10,256/-	34,10,256/-	Width of Approach Road: 50 Ft.,
		TOTAL :			117Dec	1330,00,000 /-	1330,00,000 /-	
	Grand Total :				117Dec	1330,00,000 /-	1330,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	6000 Sq Ft.	50,00,000/-	50,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 6000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	6000 sq ft	50,00,000 /-	50,00,000 /-	

Seller Details :







Sl No	Name,Address,Photo,Finger print and Signature
1	TPG COMMERCIAL PRIVATE LIMITED 352, Gopinath Pally, Pearapur Road, Sheoraphuli, City:- Baidyabati, , P.O:- Antisara BO, P.S:-Serampur, District:- Hooghly, West Bengal, India, PIN:- 712223 , PAN No.:: AAxxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	BCT INFRASTRUCTURE LLP 21A, Charu Chandra Avenue, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: AAxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative



Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UTSAV VINIMAY PRIVATE LIMITED 14 N. S. Road, 4th Floor, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	GODBALAJI MERCHANTS PRIVATE LIMITED 14 N. S. Road, 4th Floor, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	HARAPARBATI COMMERCIAL PRIVATE LIMITED 14 N. S. Road, 4th Floor, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	MINTOO GARMENTS PVT LTD 14 N. S. Road, 4th Floor, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
5	BARSAAT VANIJYA PRIVATE LIMITED 14 N. S. Road, 4th Floor, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
6	GANESHYAM TRADERS PRIVATE LIMITED 14 N. S. Road, 4th Floor, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
7	ULTRAPLUS VINIMAY PRIVATE LIMITED 17, Ganesh Chandra Avenue, 3rd Floor, City:- Kolkata, , P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
8	ATTRIBUTE BUILD WORTH PRIVATE LIMITED 17, Ganesh Chandra Avenue, 3rd Floor, City:- Kolkata, , P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
9	SINGLE POINT COMMOSE PRIVATE LIMITED 17, Ganesh Chandra Avenue, 3rd Floor, City:- Kolkata, , P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

10	SINGLE POINT AGENCIES PRIVATE LIMITED 17, Ganesh Chandra Avenue, 3rd Floor, City:- Kolkata, , P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
11	SINGLE POINT MERCHANTS PRIVATE LIMITED 17, Ganesh Chandra Avenue, 3rd Floor, City:- Kolkata, , P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
12	NANU DEVELOPERS PRIVATE LIMITED 17, Ganesh Chandra Avenue, 3rd Floor, City:- Kolkata, , P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Bibek Saha Son of Late Balaram Saha Date of Execution - 18/08/2021, , Admitted by: Self, Date of Admission: 18/08/2021, Place of Admission of Execution: Office			
	Aug 18 2021 5:08PM	LTI 18/08/2021	18/08/2021	
	, 352, Gopinath Pally, Pearapur Road, Sheoraphuli, City:- Baidyabati, , P.O:- Antisara BO, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN:- 712223, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BRxxxxxx1B, Aadhaar No: 24xxxxxxxxx2057 Status : Representative, Representative of : TPG COMMERCIAL PRIVATE LIMITED (as Director)			
2	Name Tuhin Banerjee (Presentant) Son of Nabin Banerjee Date of Execution - 18/08/2021, , Admitted by: Self, Date of Admission: 18/08/2021, Place of Admission of Execution: Office			
	Aug 18 2021 4:58PM	LTI 18/08/2021	18/08/2021	
	, 14 N. S. Road, 4th Floor, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: BExxxxxx0F, Aadhaar No: 32xxxxxxxxx4308 Status : Representative, Representative of : UTSAV VINIMAY PRIVATE LIMITED (as Authorised Representative), GODBALAJI MERCHANTS PRIVATE LIMITED (as Authorised Representative), HARAPARBATI COMMERCIAL PRIVATE LIMITED (as Authorised Representative), MINTOO GARMENTS PVT LTD (as Authorised Representative), BARSAAAT VANIJYA PRIVATE LIMITED (as Authorised Representative), GANESHYAM TRADERS PRIVATE LIMITED (as Authorised Representative), ULTRAPLUS VINIMAY PRIVATE LIMITED (as Authorised Representative), ATTRIBUTE BUILD WORTH PRIVATE LIMITED (as Authorised Representative), SINGLE POINT COMMOSALE PRIVATE LIMITED (as Authorised Representative), SINGLE POINT AGENCIES PRIVATE LIMITED (as Authorised Representative), SINGLE POINT MERCHANTS PRIVATE LIMITED (as Authorised Representative), NANU DEVELOPERS PRIVATE LIMITED (as Authorised Representative)			

3	Name	Photo	Finger Print	Signature
	Naicy Sarkar Wife of Santanu Sarkar Date of Execution - 18/08/2021, , Admitted by: Self, Date of Admission: 18/08/2021, Place of Admission of Execution: Office			
		Aug 18 2021 5:00PM	L1 18/08/2021	18/08/2021
City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Female, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: BXxxxxxx1C, Aadhaar No: 95xxxxxxxx9078 Status : Representative, Representative of : BCT INFRASTRUCTURE LLP				

Identifier Details :

Name	Photo	Finger Print	Signature
Shailesh Kumar Pandey Son of Surya Kumar Pandey Balaji Apartment, 406/1, G. T. Road (S), City:- Howrah, , P.O.- Shalimar, P.S.- Santogachi, District:-Howrah, West Bengal, India, PIN:- 711103			
	18/08/2021	18/08/2021	18/08/2021
Identifier Of Bibek Saha, Tuhin Banerjee, Naicy Sarkar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	TPG COMMERCIAL PRIVATE LIMITED	UTSAV VINIMAY PRIVATE LIMITED-1.494 Dec,GODBALAJI MERCHANTS PRIVATE LIMITED-0.0332 Dec,HARAPARBATI COMMERCIAL PRIVATE LIMITED-0.0332 Dec,MINTOO GARMENTS PVT LTD-0.0332 Dec,BARSAAT VANIJYA PRIVATE LIMITED-0.0332 Dec,GANESHYAM TRADERS PRIVATE LIMITED-0.0332 Dec,ULTRAPLUS VINIMAY PRIVATE LIMITED-1.494 Dec,ATTRIBUTE BUILD WORTH PRIVATE LIMITED-0.0332 Dec,SINGLE POINT COMMOSALE PRIVATE LIMITED-0.0332 Dec,SINGLE POINT AGENCIES PRIVATE LIMITED-0.0332 Dec,SINGLE POINT MERCHANTS PRIVATE LIMITED-0.0332 Dec,NANU DEVELOPERS PRIVATE LIMITED-0.0332 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	TPG COMMERCIAL PRIVATE LIMITED	UTSAV VINIMAY PRIVATE LIMITED-3.906 Dec,GODBALAJI MERCHANTS PRIVATE LIMITED-0.0868 Dec,HARAPARBATI COMMERCIAL PRIVATE LIMITED-0.0868 Dec,MINTOO GARMENTS PVT LTD-0.0868 Dec,BARSAAT VANIJYA PRIVATE LIMITED-0.0868 Dec,GANESHYAM TRADERS PRIVATE LIMITED-0.0868 Dec,ULTRAPLUS VINIMAY PRIVATE LIMITED-3.906 Dec,ATTRIBUTE BUILD WORTH PRIVATE LIMITED-0.0868 Dec,SINGLE POINT COMMOSALE PRIVATE LIMITED-0.0868 Dec,SINGLE POINT AGENCIES PRIVATE LIMITED-0.0868 Dec,SINGLE POINT MERCHANTS PRIVATE LIMITED-0.0868 Dec,NANU DEVELOPERS PRIVATE LIMITED-0.0868 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	TPG COMMERCIAL PRIVATE LIMITED	UTSAV VINIMAY PRIVATE LIMITED-45.9 Dec,GODBALAJI MERCHANTS PRIVATE LIMITED-1.02 Dec,HARAPARBATI COMMERCIAL PRIVATE LIMITED-1.02 Dec,MINTOO GARMENTS PVT LTD-1.02 Dec,BARSAAT VANIJYA PRIVATE LIMITED-1.02 Dec,GANESHYAM TRADERS PRIVATE LIMITED-1.02 Dec,ULTRAPLUS VINIMAY PRIVATE LIMITED-45.9 Dec,ATTRIBUTE BUILD WORTH PRIVATE LIMITED-1.02 Dec,SINGLE POINT COMMOSALE PRIVATE LIMITED-1.02 Dec,SINGLE POINT AGENCIES PRIVATE LIMITED-1.02 Dec,SINGLE POINT MERCHANTS PRIVATE LIMITED-1.02 Dec,NANU DEVELOPERS PRIVATE LIMITED-1.02 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	TPG COMMERCIAL PRIVATE LIMITED	UTSAV VINIMAY PRIVATE LIMITED-1.35 Dec,GODBALAJI MERCHANTS PRIVATE LIMITED-0.03 Dec,HARAPARBATI COMMERCIAL PRIVATE LIMITED-0.03 Dec,MINTOO GARMENTS PVT LTD-0.03 Dec,BARSAAT VANIJYA PRIVATE LIMITED-0.03 Dec,GANESHYAM TRADERS PRIVATE LIMITED-0.03 Dec,ULTRAPLUS VINIMAY PRIVATE LIMITED-1.35 Dec,ATTRIBUTE BUILD WORTH PRIVATE LIMITED-0.03 Dec,SINGLE POINT COMMOSALE PRIVATE LIMITED-0.03 Dec,SINGLE POINT AGENCIES PRIVATE LIMITED-0.03 Dec,SINGLE POINT MERCHANTS PRIVATE LIMITED-0.03 Dec,NANU DEVELOPERS PRIVATE LIMITED-0.03 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	TPG COMMERCIAL PRIVATE LIMITED	UTSAV VINIMAY PRIVATE LIMITED-500.00000000 Sq Ft,GODBALAJI MERCHANTS PRIVATE LIMITED-500.00000000 Sq Ft,HARAPARBATI COMMERCIAL PRIVATE LIMITED-500.00000000 Sq Ft,MINTOO GARMENTS PVT LTD-500.00000000 Sq Ft,BARSAAT VANIJYA PRIVATE LIMITED-500.00000000 Sq Ft,GANESHYAM TRADERS PRIVATE LIMITED-500.00000000 Sq Ft,ULTRAPLUS VINIMAY PRIVATE LIMITED-500.00000000 Sq Ft,ATTRIBUTE BUILD WORTH PRIVATE LIMITED-500.00000000 Sq Ft,SINGLE POINT COMMOSALE PRIVATE LIMITED-500.00000000 Sq Ft,SINGLE POINT AGENCIES PRIVATE LIMITED-500.00000000 Sq Ft,SINGLE POINT MERCHANTS PRIVATE LIMITED-500.00000000 Sq Ft,NANU DEVELOPERS PRIVATE LIMITED-500.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Kali Park Bablatala(gopalpur), Mouza: Gopalpur, JI No: 2, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2625, LR Khatian No:- 5917	Owner: অক্সা লেভেল কাম্পানি, Gurdian: অক্সা লেভেল কাম্পানি, Address: খলা - এয়ারপোর্ট, Classification: বাণিজ্য, Area: 0.09000000 Acre,	TPG COMMERCIAL PRIVATE LIMITED
L2	LR Plot No:- 2606, LR Khatian No:- 5917	Owner: অক্সা লেভেল কাম্পানি, Gurdian: অক্সা লেভেল কাম্পানি, Address: খলা - এয়ারপোর্ট, Classification: বাণিজ্য, Area: 0.07000000 Acre,	TPG COMMERCIAL PRIVATE LIMITED
L3	LR Plot No:- 2609, LR Khatian No:- 5917	Owner: অক্সা লেভেল কাম্পানি, Gurdian: অক্সা লেভেল কাম্পানি, Address: খলা - এয়ারপোর্ট, Classification: বাণিজ্য, Area: 1.02000000 Acre,	TPG COMMERCIAL PRIVATE LIMITED
L4	LR Plot No:- 2605, LR Khatian No:- 5917	Owner: অক্সা লেভেল কাম্পানি, Gurdian: অক্সা লেভেল কাম্পানি, Address: খলা - এয়ারপোর্ট, Classification: বাণিজ্য, Area: 0.03000000 Acre,	TPG COMMERCIAL PRIVATE LIMITED

On 18-08-2021

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.

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

Presented for registration at 16:22 hrs on 18-08-2021, at the Office of the A.R.A. - IV KOLKATA by Tuhin Banerjee..

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 13,80,00,000/-

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

Execution is admitted on 18-08-2021 by Bibek Saha, Director, TPG COMMERCIAL PRIVATE LIMITED (Private Limited Company), 352, Gopinath Pally, Pearapur Road, Sheoraphuli, City:- Baidyabati, , P.O:- Antisara BO, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN:- 712223

Identified by Shallesh Kumar Pandey, , Son of Surya Kumar Pandey, Balaji Apartment, 406/1, G. T. Road (S), P.O: Shalimar, Thana: Santragachi, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711103, by caste Hindu, by profession Private Service

Execution is admitted on 18-08-2021 by Tuhin Banerjee, Authorised Representative, UTSAV VINIMAY PRIVATE LIMITED (Private Limited Company), 14 N. S. Road, 4th Floor, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Representative, GODBALAJI MERCHANTS PRIVATE LIMITED (Private Limited Company), 14 N. S. Road, 4th Floor, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Representative, HARAPARBATI COMMERCIAL PRIVATE LIMITED (Private Limited Company), 14 N. S. Road, 4th Floor, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Representative, MINTOO GARMENTS PVT LTD (Private Limited Company), 14 N. S. Road, 4th Floor, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Representative, BARSAAAT VANIJYA PRIVATE LIMITED (Private Limited Company), 14 N. S. Road, 4th Floor, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Representative, GANESHYAM TRADERS PRIVATE LIMITED (Private Limited Company), 14 N. S. Road, 4th Floor, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Representative, ULTRAPLUS VINIMAY PRIVATE LIMITED (Private Limited Company), 17, Ganesh Chandra Avenue, 3rd Floor, City:- Kolkata, , P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013; Authorised Representative, ATTRIBUTE BUILD WORTH PRIVATE LIMITED (Private Limited Company), 17, Ganesh Chandra Avenue, 3rd Floor, City:- Kolkata, , P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013; Authorised Representative, SINGLE POINT COMMOSALE PRIVATE LIMITED (Private Limited Company), 17, Ganesh Chandra Avenue, 3rd Floor, City:- Kolkata, , P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013; Authorised Representative, SINGLE POINT AGENCIES PRIVATE LIMITED (Private Limited Company), 17, Ganesh Chandra Avenue, 3rd Floor, City:- Kolkata, , P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013; Authorised Representative, SINGLE POINT MERCHANTS PRIVATE LIMITED (Private Limited Company), 17, Ganesh Chandra Avenue, 3rd Floor, City:- Kolkata, , P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013; Authorised Representative, NANU DEVELOPERS PRIVATE LIMITED (Private Limited Company), 17, Ganesh Chandra Avenue, 3rd Floor, City:- Kolkata, , P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013

Identified by Shallesh Kumar Pandey, , Son of Surya Kumar Pandey, Balaji Apartment, 406/1, G. T. Road (S), P.O: Shalimar, Thana: Santragachi, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711103, by caste Hindu, by profession Private Service

Execution is admitted on 18-08-2021 by Naicy Sarkar, Authorised Signatory, BCT INFRASTRUCTURE LLP (LLP), 21A, Charu Chandra Avenue, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Identified by Shallesh Kumar Pandey, , Son of Surya Kumar Pandey, Balaji Apartment, 406/1, G. T. Road (S), P.O: Shalimar, Thana: Santragachi, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711103, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,91,098/- (A(1) = Rs 13,80,000/- ,B = Rs 3,11,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 16,91,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2021 2:23PM with Govt. Ref. No: 192021220054356681 on 17-08-2021, Amount Rs: 16,91,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1532279339 on 17-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 69,00,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 69,00,021/-

Description of Stamp

1. Stamp: Type: impressed, Serial no 31179, Amount: Rs. 10/-, Date of Purchase: 28/06/2021, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2021 2:23PM with Govt. Ref. No: 192021220054356681 on 17-08-2021, Amount Rs: 69,00,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1532279339 on 17-08-2021, 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 344189 to 344245

being No 190407808 for the year 2021.



Mohul
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.08.23 15:50:03 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/08/23 03:50:03 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS 18th DAY OF August 2021

BETWEEN

TPG COMMERCIALS PVT. LTD.

...VENDOR

AND

UTSAV VINIMAY PVT. LTD. & ORS.

... PURCHASERS

AND

BCT INFRASTRUCTURE LLP

.... CONFIRMING PARTY

CONVEYANCE

DSP LAW ASSOCIATES
ADVOCATES
4D NICCO HOUSE
1B & 2 HARE STREET
KOLKATA -700001