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पश्चिम बंगाल WEST BENGAL

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certified that the document is submitted to registration, two signatures sheets & the endorsement sheet or stickers attached with this document are the part of this documents.

*S. Surana*

Assistant District Registrar,  
Rajahat, New Town, North 24-Pgs

24 FEB 2022

DEED OF CONVEYANCE

1. Date : 24.02.2022
2. Place : Kolkata
3. Parties :
  - 3.1 M/S. SURANA BUSINESS PRIVATE LIMITED [PAN :

Contd.....2





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

**GRN Details**

<b>GRN:</b>	192021220191600281	<b>Payment Mode:</b>	Online Payment
<b>GRN Date:</b>	23/02/2022 16:06:09	<b>Bank/Gateway:</b>	Bank of Boroda
<b>BRN :</b>	1275292135	<b>BRN Date:</b>	23/02/2022 16:02:36
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2000527460/7/2022

[Query No\*/Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	PINAKI CHATTOPADHYAY
<b>Address:</b>	TEGHORIA MAIN ROAD
<b>Mobile:</b>	9830061809
<b>Contact No:</b>	9830061809
<b>Depositor Status:</b>	Advocate
<b>Query No:</b>	2000527460
<b>Applicant's Name:</b>	Mr PINAKI CHATTOPADHYAY
<b>Identification No:</b>	2000527460/7/2022
<b>Remarks:</b>	Sale, Sale Document Payment No 7

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000527460/7/2022	Property Registration- Stamp duty	0030-02-103-003-02	897770
2	2000527460/7/2022	Property Registration- Registration Fees	0030-03-104-001-16	179564
			<b>Total</b>	<b>1077334</b>

**IN WORDS: TEN LAKH SEVENTY SEVEN THOUSAND THREE HUNDRED THIRTY FOUR ONLY.**



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AADCS7678E], a Private Limited Company, incorporated under provisions of Companies Act, 1956, having its Registered Office at 5/1, Clive Row, Room No. 62, 3rd Floor, P.O. G.P.O., P.S. Hare Street, Kolkata - 700001, District - Kolkata, West Bengal, represented by its Director namely BASANT SURANA [PAN : ANMPS2799D], [AADHAAR NO. 543991100461] & [MOBILE NO. 9831100004], son of Abhay Singh Surana, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at VIP Enclave, BL-A/1, Flat No. 301, Raghunathpur, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "OWNER/VENDOR" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their director in office, office bearers, executors, administrators, representatives and assigns) of the ONE PART.

**AND**

3.2 KRISHNAM CONSTRUCTIONS [PAN : AAXFK6088K], a Partnership Firm, having its office address at Kundan Bhawan, 49/2B, Ram Dulal Sarkar Street, Ground Floor, P.O. Beadon Street, P.S. Girish Park, Kolkata - 700006, District - Kolkata, West Bengal, represented by its Partners namely (1) GANESH SONALIA [PAN : BBHPS2045G], [AADHAAR NO. 277155694050] & [MOBILE NO. 9830154076], son of Late Murari Lal Sonalia, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Flat No. 9/3C, Natural Heights, 137, V.I.P. Road, P.O. Airport, P.S. Baguiati, Kolkata - 700052, District North 24 Parganas, West Bengal, (2) GAGAN SONALIA [PAN : AZOPS0912E], [AADHAAR NO. 438746307493] & [MOBILE NO. 9830214013], son of Ganesh Sonalia, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Flat No. 9/3C, Natural Heights, 137, V.I.P. Road, P.O. Airport, P.S. Baguiati, Kolkata - 700052, District North 24 Parganas, West Bengal, (3) ARVIND CHOWDHURY [PAN :



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ACAPC4583A], [AADHAAR NO. 252577279420] & [MOBILE NO. 9903452001], son of Tulsi Prasad Chowdhury, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Anand Bhawan, 1st Floor, 155, Chittaranjan Avenue, Barabazar, P.O. Beadon Street, P.S. Girish Park, Kolkata - 700007, District - Kolkata, West Bengal & (4) DHANANJAY CHOWDHARY [PAN : APDPC4552P], [AADHAAR NO. 884564173031] & [MOBILE NO. 8100502001], son of Arvind Chowdhury, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Anand Bhawan, 1st Floor, 155, Chittaranjan Avenue, Barabazar, P.O. Beadon Street, P.S. Girish Park, Kolkata - 700007, District - Kolkata, West Bengal.

Hereinafter called and referred to as the "PURCHASER" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their heirs, executors, administrators, representatives and assigns) of the OTHER PART.

Owner/Vendor and the Purchaser collectively Parties and individually Party.

**NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-**

4. **Subject Matter of Conveyance :**

4.1 **Said Property : ALL THAT** piece and parcel of land measuring :

<u>C.S. Dag</u> <u>No.</u>	<u>R.S. Dag</u> <u>No.</u>	<u>R.S. Khatian</u> <u>No.</u>	<u>Nature of</u> <u>Land</u>	<u>Sold/Said Property</u> <u>[In Decimal]</u>
6116	4219	186	Danga	09.50
6113	4216	244	Danga	07.00
				16.50

In total a demarcated and vacant plot of Danga land measuring **16.50 (Sixteen Point Five Zero) Decimals** be the same a little more or less, comprised in C.S. Dag



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Nos. 6116 & 6113, R.S. Dag Nos. 4219 & 4216, under R.S. Khatian Nos. 186 & 244, lying and situate at Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. AS/36/BL-KB/12-13, in Ward No. 35, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 26 [Rajbanshi Para By Lane (Krishnapur), Christian Para, P.O. Krishnapur, Kolkata - 700102], in the District North 24 Parganas, in the State of West Bengal, and morefully described in the Schedule hereunder written [SAID PROPERTY/SOLD PROPERTY].

5. **BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS :**

5.1 **Representations and Warranties Regarding Title :** The Owner/Vendor has/have made the following representations and given the following warranties to the Purchaser regarding title.

5.1.1 **CHAIN AND TITLE REGARDING ABSOLUTE OWNERSHIP OF M/S. SURANA BUSINESS PRIVATE LIMITED, OWNER/VENDOR HEREIN, IN RESPECT OF THE SCHEDULE PROPERTY, AS IS FOLLOWS :**

5.1.1.1 **Absolute Ownership of Lila Sarkar under Deed No. 7784 for the year 1968 :** One Lila Sarkar, wife of Deben Sarkar was the absolute owner of land measuring 9.50 (Nine Point Five Zero) Decimals more or less out of land measuring 11 (Eleven) Decimals more or less, comprised in C.S. Dag No. 6116 corresponding to R.S. Dag No. 4219, under C.S. Khatian No. 606, R.S. Khatian No. 186, in Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, by purchasing the same from one (1) Chakaram Mondal & (2) Renupada Mondal, both sons of Madar Mondal, by the strength of a Registered Deed of Conveyance, registered on 25.10.1968, registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 109, Pages 262 to 264, being Deed No. 7784 for the year 1968.



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- 5.1.1.2 **Sale by the said Lila Sarkar to Amal Krishna Saha :** While in absolute possession and absolute ownership over the aforesaid property, the said Lila Sarkar, wife of Deben Sarkar sold, transferred and conveyed her aforesaid plot of land measuring 9.50 (Nine Point Five Zero) Decimals more or less, comprised in C.S. Dag No. 6116 corresponding to R.S. Dag No. 4219, under C.S. Khatian No. 606, R.S. Khatian No. 186, in Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, to one Amal Krishna Saha, son of Late Sachinath Saha, by the strength of a Registered Deed of Conveyance, registered on 22.01.1998, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, Volume No. 18, Pages 267 to 274, being Deed No. 667 for the year 1998.
- 5.1.1.3 **Absolute Ownership of Amal Krishna Saha under Deed No. 667 for the year 1998 :** Thus on the basis of the aforementioned Registered Deed of Conveyance, bearing Deed No. 667 for the year 1998, the said Amal Krishna Saha, became the absolute owner of the aforesaid plot of land measuring 9.50 (Nine Point Five Zero) Decimals more or less, comprised in C.S. Dag No. 6116 corresponding to R.S. Dag No. 4219, under C.S. Khatian No. 606, R.S. Khatian No. 186, in Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.
- 5.1.1.4 **Absolute Ownership of Deben Sarkar under Deed No. 4159 for the year 1969 :** One Deben Sarkar, son of Late Panchanan Sarkar was the absolute owner of land measuring 7 (Seven) Decimals more or less, comprised in C.S. Dag No. 6113 corresponding to R.S. Dag No. 4216, under R.S. Khatian No. 244, in Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, by purchasing the same from one Joylal Mondal & Others, by the strength of a Registered Deed of Conveyance, registered on 26.12.1969, registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. 1, Volume No. 129, Pages 11 to 15, being Deed No. 4159 for the year 1969.



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- 5.1.1.5 **Sale by the said Deben Sarkar to Nini Saha :** While in absolute possession and absolute ownership over the aforesaid property, the said Deben Sarkar, son of Late Panchanan Sarkar sold, transferred and conveyed his aforesaid plot of land measuring 7 (Seven) Decimals more or less, comprised in C.S. Dag No. 6113 corresponding to R.S. Dag No. 4216, under R.S. Khatian No. 244, in Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, to one Nini Saha, wife of Amal Krishna Saha, by the strength of a Registered Deed of Conveyance, registered on 22.01.1998, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 18, Pages 275 to 284, being Deed No. 668 for the year 1998.
- 5.1.1.6 **Absolute Ownership of Nini Saha under Deed No. 668 for the year 1998 :** Thus on the basis of the aforementioned Registered Deed of Conveyance, bearing Deed No. 668 for the year 1998, the said Nini Saha, wife of Amal Krishna Saha, became the absolute owner of the aforesaid plot of land measuring 7 (Seven) Decimals more or less, comprised in C.S. Dag No. 6113 corresponding to R.S. Dag No. 4216, under R.S. Khatian No. 244, in Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.
- 5.1.1.7 **Absolute Joint Ownership of (1) Amal Krishna Saha & (2) Nini Saha under (1) Deed No. 667 for the year 1998 & (2) Deed No. 668 for the year 1998 :** Thus on the basis of the aforementioned two Registered Deeds of Conveyance, bearing (1) Deed No. 667 for the year 1998 & (2) Deed No. 668 for the year 1998, the said (1) Amal Krishna Saha & (2) Nini Saha, became the absolute joint owners of ALL THAT piece and parcel of land measuring 9.50 (Nine Point Five Zero) Decimals more or less, comprised in C.S. Dag No. 6116 corresponding to R.S. Dag No. 4219, under C.S. Khatian No. 606, R.S. Khatian No. 186, AND ALSO land measuring 7 (Seven) Decimals more or less, comprised in C.S. Dag No. 6113 corresponding to R.S. Dag No. 4216, under R.S. Khatian No. 244, in total danga land measuring 16.50 (Sixteen Point Five Zero) Decimals more or less, in Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.



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- 5.1.1.8 **Loan & Mortgage** : One M/s. Sristi Prakashan, represented by Amal Krishna Saha and Nini Saha, Borrowers, obtained a loan from Bank of Baroda, having its head office at Mandvi, Baroda and carrying on banking business amongst other place at its Park Circus Branch, 83, Linton Street, P.S. Beniapukur, P.S. Linton Street, Kolkata - 700014, by mortgaging their aforesaid joint plot of land measuring 16.50 (Sixteen Point Five Zero) Decimals more or less, comprised in R.S. Dag Nos. 4219 & 4216, under R.S. Khatian Nos. 186 & 244, in Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.
- 5.1.1.9 **Unable to Payment of Loan** : The said M/s. Sristi Prakashan, Borrower therein did not be able to repay the said loan to the said bank, Bank of Baroda, and in the light of the final decree under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (3 of 2002) (SARFAESI Act) and in exercise of the powers conferred under Section 13 read with Rule 12 of the Security Interest (Enforcement) Rules, 2002, the said Bank of Baroda took possession of the SAID PROPERTY of the Borrowers and issued a Sale Certificate dated 25.07.2006 which was subsequently rectified by a Rectified Sale Certificate dated 10.07.2016, in favour of the highest bidder in the auction, M/S. SURANA BUSINESS PRIVATE LIMITED, having its Registered Office at 5/1, Clive Row, Room No. 62, 3rd Floor, P.O. G.P.O., P.S. Hare Street, Kolkata - 700001, Owner herein and the concerned bank handed over the physical possession as well as all the original documents relating to the property to the said M/s. Surana Business Private Limited. It is to be mentioned here that after receiving the sale certificate from the bank, the said M/s. Surana Business Private Limited duly recorded its name in the record of the concerned Rajarhat Gopalpur Municipality, having Holding No. AS/36/BL-KB/12-13 in Ward No. 35 (Krishnapur, Rajbanshi Para, Kolkata - 700102).
- 5.1.1.10 **Registered Deed of Indenture Executed by the said Bank of Baroda in favour of the said M/s. Surana Business Private Limited** : After issuing Sale Certificate in favour of the said M/s. Surana Business Private Limited, the said concerned Bank





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of Baroda, executed a Registered Deed of Indenture in respect of the aforesaid total plot of land measuring 9.50 (Nine Point Five Zero) Decimals more or less, comprised in C.S. Dag No. 6116 corresponding to R.S. Dag No. 4219, under C.S. Khatian No. 606, R.S. Khatian No. 186, AND ALSO land measuring 7 (Seven) Decimals more or less, comprised in C.S. Dag No. 6113 corresponding to R.S. Dag No. 4216, under R.S. Khatian No. 244, in total land measuring 16.50 (Sixteen Point Five Zero) Decimals more or less, in Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat (now Baguiati), within the local limit of Rajarhat Gopalpur Municipality, having Holding No. AS/36/BL-KB/12-13 (AS/36/BTKB/12-13) in Ward No. 35 (Krishnapur, Rajbanshi Para, Kolkata - 700102), in the District North 24 Parganas, in favour of the said M/s. Surana Business Private Limited, Owner herein, which was registered on 22.05.2017, registered in the office of the Additional Registrar of Assurance-IV, Kolkata, and recorded in Book No. 1, Volume No. 1904-2017, Pages 171160 to 171184, being Deed No. 190404812 for the year 2017.

- 5.1.1.11 **Absolute Sole Ownership of M/s. Surana Business Private Limited under Registered Deed No. 190404812 for the year 2017** : Thus on the basis of the Sale Certificate issued by the concerned Bank of Baroda, and on the basis of the aforementioned Registered Deed of Indenture bearing Deed No. 190404812 for the year 2017, the said M/s. Surana Business Private Limited, Owner herein, became the absolute owner of the aforesaid ALL THAT piece and parcel of land measuring 9.50 (Nine Point Five Zero) Decimals more or less, comprised in C.S. Dag No. 6116 corresponding to R.S. Dag No. 4219, under C.S. Khatian No. 606, R.S. Khatian No. 186, AND ALSO land measuring 7 (Seven) Decimals more or less, comprised in C.S. Dag No. 6113 corresponding to R.S. Dag No. 4216, under R.S. Khatian No. 244, in total land measuring 16.50 (Sixteen Point Five Zero) Decimals more or less, lying and situate at Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Rajarhat (now Baguiati), within the local limit of Rajarhat Gopalpur Municipality, having Holding No. AS/36/BL-KB/12-13 (AS/36/BTKB/12-13) in Ward No. 35 (Krishnapur, Rajbanshi Para, Kolkata - 700102), in the District North 24 Parganas, and which is morefully described in the Schedule hereunder written.



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5.1.2 **DESIRE OF SALE & ACCEPTANCE :**

5.1.2.1 **Desire of Sale by the said M/s. Surana Business Private Limited to the present Purchaser, Krishnam Constructions :** The said M/s. Surana Business Private Limited, Owner/Vendor herein, decides to sell :

**ALL THAT** piece and parcel of land measuring :

<u>C.S. Dag</u> <u>No.</u>	<u>R.S. Dag</u> <u>No.</u>	<u>R.S. Khatian</u> <u>No.</u>	<u>Nature of</u> <u>Land</u>	<u>Sold/Said Property</u> <u>[In Decimal]</u>
6116	4219	186	Danga	09.50
6113	4216	244	Danga	<u>07.00</u>
				<u>16.50</u>

In total a demarcated and vacant plot of Danga land measuring **16.50 (Sixteen Point Five Zero) Decimals** be the same a little more or less, comprised in C.S. Dag Nos. 6116 & 6113, R.S. Dag Nos. 4219 & 4216, under R.S. Khatian Nos. 186 & 244, lying and situate at Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. AS/36/BL-KB/12-13, in Ward No. 35, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 26 [Rajbanshi Para By Lane (Krishnapur), Christian Para, P.O. Krishnapur, Kolkata - 700102], in the District North 24 Parganas, in the State of West Bengal [**Hereinafter referred to as the SAID PROPERTY/SOLD PROPERTY**] and morefully described in the Schedule hereunder written, to the present Purchaser, Krishnam Constructions, at a total consideration of **Rs.1,55,00,000.00 (Rupees One Crore Fifty Five Lakh) only.**

5.1.2.2 **Acceptance by Purchaser :** The said Krishnam Constructions, Purchaser herein have accepted the aforesaid proposal of the Owner/Vendor herein and agreed to purchase



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the SAID PROPERTY morefully described in the Schedule hereunder written, at an agreed consideration of Rs.1,55,00,000.00 (Rupees One Crore Fifty Five Lakh) only.

5.1.3 **TITLE & REPRESENTATION :**

5.1.3.1 **Title of the Owner/Vendor :** Thus in the abovementioned facts and circumstances and on the basis of the aforesaid deed and instrument, the Owner/Vendor herein, has/have become the absolute owner of the Said Property.

5.1.3.2 **True and Correct Representations :** The Owner/Vendor is the absolute and undisputed Owner of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.

6. **REPRESENTATIONS, WARRANTIES AND COVENANTS REGARDING ENCUMBRANCES :** The Owner/Vendor represents, warrants and covenants regarding encumbrances as follows :

6.1 **No Acquisition/Requisition :** The Owner/Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the Authority or Government or any Statutory Body.

6.1.1 **No Excess Land :** The Owner/Vendor does not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.

6.1.2 **No Encumbrance :** The Owner/Vendor has/have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.



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- 6.1.3 **Right, Power and Authority to Sell :** The Owner/Vendor has/have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser herein.
- 6.1.4 **No Dues :** No tax in respect of the Said Property is due to the concerned authority or authorities and no Certificate Case is pending for realisation of any taxes from the Owner/Vendor herein.
- 6.1.5 **No Right of Preemption :** No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 6.1.6 **No Mortgage :** No mortgage or charge has been created by the Owner/Vendor by depositing the title deed or otherwise over and in respect of the Said Property or any part thereof.
- 6.1.7 **Free From All Encumbrances :** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Owner/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 Owner/Vendor or its/their predecessors-in-title and the title of the Owner/Vendor to the Said Property is free, clear and marketable.
- 6.1.8 **No Personal Guarantee :** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 6.1.9 **No Bar by Court Order or Statutory Authority :** There is no order of Court or any other statutory authority prohibiting the Owner/Vendor from selling, transferring and/or alienating the Said Property or any part thereof.



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7. **BASIC UNDERSTANDING :**

7.1 **Agreement to Sell and Purchase :** The Owner/Vendor has approached the Purchaser and offered to sell the Said Property to the Purchaser and the Purchaser based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively Representations), has/have agreed to purchase the Said Property from the Owner/Vendor herein.

8. **TRANSFER :**

8.1 **Hereby Made :** The Owner/Vendor hereby sell, convey and transfer to the Purchaser the entirety of its/their right, title and interest of whatsoever or howsoever nature in the SAID PROPERTY morefully described in the Schedule below free from all encumbrances.

8.1.1 **Consideration :** The aforesaid transfer is being made in consideration of a sum of Rs.1,55,00,000.00 (Rupees One Crore Fifty Five Lakh) only paid by the Purchaser to the Owner/Vendor, receipt of which the Owner/Vendor hereby and by the Memo and Receipt hereunder written admits and acknowledges.

9. **TERMS OF TRANSFER :**

9.1 **Salient Terms :** The transfer being effected by this Conveyance is :

9.1.1 **Sale :** A sale within the meaning of the Transfer of Property Act, 1882.

9.1.2 **Absolute :** Absolute, irreversible and perpetual.

9.1.3 **Together with All Other Appurtenances :** Together with all other rights the Owner/Vendor has/have in the Said Property and all other appurtenances including but not



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limited to customary and other rights of easements for beneficial use of the Said Property.

9.2 **Subject to :** The transfer being effected by this Conveyance is subject to :

9.2.1 **Indemnification :** Indemnification by the Owner/Vendor about the correctness of its/ their title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Owner/Vendor about the correctness of its/ their title and the representations and authority to sell, which if found defective or untrue at any time, the Owner/Vendor shall, at the cost of the purchaser, forthwith take all necessary steps to remove and/or rectify.

9.2.2 **Transfer of Property Act :** All obligations and duties of Owner/Vendor and the Purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

9.2.3 **Delivery of Possession :** Khas, vacant and peaceful possession of the Said Property has been handed over by the Owner/Vendor to the Purchaser, which the Purchaser admits, acknowledges and accepts.

9.2.4 **Outgoings :** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Owner/Vendor, with regard to which the Owner/Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

9.2.5 **Holding Possession :** The Owner/Vendor hereby covenants that the Purchaser and its/their heirs, executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents,



Additional District Sub-Registrar,  
Rajnagar, New Town, North 24-Pgs

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issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Owner/Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Owner/Vendor.

- 9.2.6 **Indemnity** : The Owner/Vendor hereby covenants that the Owner/Vendor or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and its/their heirs, executors, administrators, representatives and assigns and/or its/their successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the purchaser and its/their heirs, executors, administrators, representatives and assigns and/or its/their successors-in-interest by reason of any defect in title of the Owner/Vendor or any of the representations being found to be untrue.
- 9.2.7 **No Objection to Mutation** : The Owner/Vendor declares that the Purchaser can fully be entitled to mutate its/their names in the record of the B.L.&L.R.O. and also in the record of the concerned Bidhannagar Municipal Corporation and/or any other respective authority/authorities and to pay tax or taxes and all other impositions in its/their own names. The Owner/Vendor undertakes to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 9.2.8 **Further Acts** : The Owner/Vendor hereby covenants that the Owner/Vendor or any person claiming under its/them, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or its/their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.



Additional District Sub-Registrar,  
New Town, North 24 Pgs.

24 FEB 2022

**THE SCHEDULE ABOVE REFERRED TO**  
**[SOLD PROPERTY / SAID PROPERTY]**

ALL THAT piece and parcel of land measuring :

<u>C.S. Dag</u> <u>No.</u>	<u>R.S. Dag</u> <u>No.</u>	<u>R.S. Khatian</u> <u>No.</u>	<u>Nature of</u> <u>Land</u>	<u>Sold/Said Property</u> <u>[In Decimal]</u>
6116	4219	186	Danga	09.50
6113	4216	244	Danga	<u>07.00</u>
				<u>16.50</u>

In total a demarcated and vacant plot of Danga land measuring **16.50 (Sixteen Point Five Zero) Decimals** be the same a little more or less, comprised in C.S. Dag Nos. 6116 & 6113, R.S. Dag Nos. 4219 & 4216, under R.S. Khatian Nos. 186 & 244, lying and situate at **Mouza - Krishnapur**, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. AS/36/BL-KB/12-13, in Ward No. 35, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 26 [**Rajbanshi Para By Lane (Krishnapur)**, Christian Para, P.O. Krishnapur, Kolkata - 700102], in the District North 24 Parganas, in the State of West Bengal. A Site Plan of the said plot of land is enclosed herewith and the said Site Plan is/will be treated as part and parcel of this present Deed of Conveyance. The said total plot of land is butted and bounded as follows :

- ON THE NORTH : By 24 ft. Wide Road [Rajbanshi Para By Lane (Krishnapur)].  
 ON THE SOUTH : Partly by Land comprised in R.S. Dag No. 4215 and partly by Land comprised in R.S. Dag No. 4217.  
 ON THE EAST : Partly by remaining portion of Land comprised in R.S. Dag No. 4219 and partly by land comprised in R.S. Dag No. 4215.  
 ON THE WEST : Partly by Land comprised in R.S. Dag No. 4217 and partly by Land comprised in R.S. Dag No. 4218.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.



Additional District Sub-Registrar,  
Rajahmundry, New Town, North 24 Pgs

24 FEB 2022



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

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. Anichand Biswas  
Sole Director  
Room No. 12, 136  
POST 12, 136
2. Animesh Kumar Das  
Room No. 12, 136  
POST 12, 136

Basant Surana

M/s. Surana Business Pvt. Ltd.

Represented by its Director,

Basant Surana

Owner/Vendor

*Ganesh Sonalia*

Ganesh Sonalia

*Gagan Sonalia*

Gagan Sonalia

Drafted By:

Pinaki Narayan Swarnakar  
Adv.  
F/1305/9/14/2011  
Judges' Court, Barasat.

For Pinaki Chattopadhyay & Associates,

Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157.

Ph. : 2570 8471.

Composed By:

Gopa Dasgupta

Gopa Dasgupta,

Teghoria Main Road,

Kolkata - 700 157.

*Arvind Chowdhury*

Arvind Chowdhury

*Dhananjay Chowdhury*

Dhananjay Chowdhury

All Partners of

Krishnam Constructions

Purchaser

Contd.....17



Additional District Sub-Registrar,  
Palurhat, New Town, North 24 Pgs


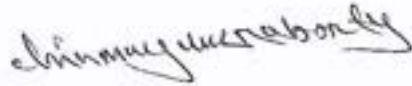
24 FEB 2022

MEMO OF CONSIDERATION

Received a sum of Rs.1,55,00,000.00 (Rupees One Crore Fifty Five Lakh) only as full and final consideration money of the schedule property, which is morefully mentioned in the Schedule hereinbefore written, from the above named purchaser.

<u>Cheque/Draft No.</u>	<u>Date</u>	<u>Bank &amp; Branch</u>	<u>Amount</u>
000641	10.08.2021	ICICI Bank, Kankurgachi	Rs.21,51,001.00
000642	25.09.2021	ICICI Bank, Kankurgachi	Rs.25,00,000.00
000643	23.11.2021	ICICI Bank, Kankurgachi	Rs.31,00,000.00
000645	05.01.2022	ICICI Bank, Kankurgachi	Rs.25,00,000.00
000646	08.02.2022	ICICI Bank, Kankurgachi	Rs.25,00,000.00
000648	24.02.2022	ICICI Bank, Kankurgachi	Rs.25,93,999.00
TDS			<u>Rs.1,55,000.00</u>
<b>TOTAL :</b>			<b><u>Rs.1,55,00,000.00</u></b>

Witnesses :-

1. 
2. 

*Basant Surana*

M/s. Surana Business Pvt. Ltd.

Represented by its Director,

Basant Surana

Owner/Vendor



Additional District Sub-Registrar,  
Registrar, New Town, North 24 Pgs

24 FEB 2022



THE PLAN OF LAND MEASURING 09.50 DECIMALS MORE OR LESS IN C. S. DAG NO. 4216, R. S. DAG NO. 4219, UNDER R. S. KHATIAN NO. 186 AND ALSO LAND MEASURING 07 DECIMALS MORE OR LESS IN C. S. DAG NO. 4113, R. S. DAG NO. 4216, UNDER R. S. KHATIAN NO. 244 IN TOTAL A DEMARCATED AND VACANT PLOT OF DANGA LAND MEASURING 16.50 DECIMALS MORE OR LESS SITUATE AT MOUZA-KRISHNAPUR, J. L. NO. 17, P.S.- BAGUIATI, FORMERLY RAHJARHAT GOPALPUR MUNICIPALITY HAVING HOLDING NO. AS/36/BL-KB/12-13 IN WARD NO. 35, PRESENTLY BIDHAN NAGAR CORPORATION IN WARD NO. 26 [RAJBANSI PARA BY LANE (KRISHNAPUR) CHRISTIAN PARA, P.O.- KRISHNAPUR, KOLKATA- 700102], DIST- NORTH 24 PARGANAS.

SCALE : 1" = 33'-0"

**OWNER / VENDOR :** M/S. SURANA BUSINESS PVT. LTD.  
 REPRESENTED BY IT'S DIRECTOR  
 BASANT SURANA



**PURCHASERS :** 1. GANESH SONALIA. 2. GAGAN SONALIA  
 3. ARVIND CHOWDHURY,  
 4. DHANANJAY CHOWDHURY,  
 ALL PARTNERS OF KRISHNAM CONSTRUCTION



*Ganesh Sonalia*  
*Gagan Sonalia*  
*Arvind Choudhury*  
*Dhananjay Choudhury*  
 Krishnam Construction

Partner

PURCHASER'S SIGNATURE

SURANA BUSINESS (P) LTD.  
 Basant Surana  
 Director

OWNER'S / VENDOR'S SIGNATURE

DRAWN BY  
 P. RAY  
 KRISHNAPUR  
 COPIED BY  
 SK. R. ALI  
 REGD. NO. 16522  
 RAJARHAT, KOL-135



Additional District Sub-Registrar,  
Rajahmundry, New Town, North 24-Pgs

24 FEB 2022

SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SELLER /  
BUYER / CLAIMANT  
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908  
N.B. L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Ganesh Sonali</i>	L.H.					
	R.H.					

ATTESTED :- *Ganesh Sonali*

 <i>Ganesh Sonali</i>	L.H.					
	R.H.					

ATTESTED :- *Ganesh Sonali*

 <i>Ganesh Sonali</i>	L.H.					
	R.H.					

ATTESTED :- *Ganesh Sonali*

 <i>Ganesh Sonali</i>	L.H.					
	R.H.					

ATTESTED :- *Ganesh Sonali*





Additional District Sub-Registrar,  
Sakarhat, New Town, North 24-Pgs

24 FEB 2022



SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CLAIMANT  
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908  
N.B. L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX-THUMB TO SMALL PRINTS

 Basant Suran	L.H.					
	R.H.					

ATTESTED :- Basant Suran

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-



Additional District Sub-Registrar,  
Patna, New Town, North 24 Pgs

24 FEB 2022

# SURANA BUSINESS PVT. LTD

5/1 Clive Row, Room No. 62, 3<sup>rd</sup> Floor

Kolkata - 700 001

Mobile : 98311-00004

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY BOARD OF DIRECTORS OF SURANA BUSINESS PVT. LTD. AT ITS MEETING HELD ON 24<sup>TH</sup> June, 2021

## Sale of property of the Company

"RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded to sell Company's property situated at Krishnapur, CS Dag no 6113 & 6116, CS Khaitan 606, RS Dag no 4216 & 4219, P.S. Rajarhat, Dist- North 24 Paraganas.

RESOLVED FURTHER THAT Mr. Basant Surana Director of the Company be and is hereby authorised to negotiate, settle the terms and conditions and the most advantageous price for sale of the abovementioned property and sign and execute the requisite Agreement for sale, sale deed and such other documents as may be found necessary, modify or amend the documents so executed where necessary and to complete all administrative, revenue and legal formalities of sale, including present the documents so signed by him on behalf of the Company for registration before the Registrar and do all such other acts, deeds and things as are incidental or consequential thereto;

RESOLVED FURTHER THAT the common seal of the Company, wherever required, be affixed in presence of the above mentioned Director for the completion of aforesaid documentation."

Certified True Copy

For Surana Business Pvt. Ltd.

SURANA BUSINESS (P) LTD.

Vatun Surana  
Director

.....  
Director





Additional District Sub-Registrar,  
Baharrahat, New Town, North 24-Pgs

24 FEB 2022



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GANESH SONALIA

MURARI LAL SONALIA

13/07/1963

Permanent Account Number

BBHPS2045G

*Ganesh*  
Signature



*Ganesh*

*Ganesh Sonalia*



Additional District Sub-Registrar,  
Rajnagar, New Town, North 24 Pgs.

24 FEB 2022



भारत सरकार  
GOVERNMENT OF INDIA



Ganesh Sonalia  
जन्मतिथि/ DOB: 13/07/1963  
पुंलिंग / MALE



2771 5569 4050

आधार - साधारण मानुषेअ अधिकार

*Ganesh Sonalia*  
*Ganesh*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**Address**

S/O Murari Lal Sonalia, Natural Height  
Block-9, Flat-3C, 137, V.I.P. Road  
Kaikhali, Opposite- Haldiram, V.I.P. Road,  
Kolkata Airport S.O, Kolkata,  
West Bengal - 700052



1947  
1200 200 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001



Additional District Sub-Registrar,  
Rajahmundry, New Town, North 24-Pgs

24 FEB 2022



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AZQPS0912E



नाम / Name  
GAGAN SONALIA

पिता का नाम / Father's Name  
GANESH SONALIA

जन्म की तारीख / Date of Birth  
16/09/1985

हस्ताक्षर / Signature



201 F 2037

*Gagan Sonalia*  
*Gagan Sonalia*



Additional District Sub-Registrar,  
Rajshahi, New Town, North 24-Pgs

24 FEB 2022



भारत सरकार  
GOVERNMENT OF INDIA



Gagan Sonalia  
Gagan Sonalia  
DOB: 16-09-1985  
Gender: Male



4387 4630 7493

आधार- आम आदमी का अधिकार

*Gagan Sonalia*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O G. Sonalia, Natural Height Block-9, Flat-3C, 137 V.I.P Road Kalkhali, Opp- Haldiram Pure Food, Kolkata Airport S.O, Kolkata, West Bengal, 700052

Address:  
S/o Ganesh Sonalia, Natural Height Block-9, Flat-3c, 137 V.I.p Road Kalkhali, Opp- Haldiram Pure Food, Kolkata Airport S.o, Kolkata, West Bengal, 700052



1847  
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847, Bengaluru-560 001

*Ganesh*



Additional District Sub-Registrar,  
Baharat, New Town, North 24 Pgs

24 FEB 2022





*Prasad*



Additional District Sub-Registrar,  
Sahibkot, New Town, North 24 Pgs

24 FEB 2022



ভারত সরকার

Government of India



অরবিন্দ চৌধুরী

Arvind Chowdhury

পিতা : তুলসী প্রসাদ চৌধুরী

Father : Tulsi Prasad Chowdhury

জন্মতারিখ / DOB : 15/12/1999

পুরুষ / Male



2525 7727 9420

আমার আধার, আমার পরিচয়



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

155, চিত্তরঞ্জন এন্ডনিউ,  
বড়বাজার, বড়বাজার, কোলকাতা,  
পশ্চিম বঙ্গ, 700007

Address:

155, CHITTARANJAN AVENUE,  
Barabazar, Barabazar, Kolkata,  
West Bengal, 700007

2525 7727 9420



1947



help@uidai.gov.in

www

www.uidai.gov.in

Arvind Chowdhury



Additional District Sub-Registrar,  
Rajshahi, New Town, North 24-Pgs

24 FEB 2022





*Dhmanjay Chowdhary,*



Additional District Sub-Registrar,  
Rajahmundry, New Town, North 24-Pgs

24 FEB 2022


**ভারত সরকার**  
**Government of India**



**ধনঞ্জয় চৌধুরী**  
**Dhananjay Chowdhary**  
 পিতা : অরবিন্দ চৌধুরী  
**Father : Arvind Chowdhary**

জন্মতারিখ / DOB: 01/07/1988  
 লিঙ্গ / Male

8845 6417 3031



আধার -- সাধারণ মানুষের অধিকার


**ভারত সরকারের প্রাধিকরণ**  
**Unique Identification Authority of India**

**আধার**  
 ঠিকানা: , চিত্তরঞ্জল এভিনিউ  
 বারাবাজার, কলকাতা, কোচবিহার  
 পশ্চিম বঙ্গ,

**Address: 155,**  
**CHITTARANJAN AVENUE,**  
**Barabazar, Kolkata,**  
**Barabazar, West Bengal,**  
**700007**

8845 6417 3031

  
 1947  
 1800 300 1947

  
[help@uidai.gov.in](mailto:help@uidai.gov.in)

  
[www.uidai.gov.in](http://www.uidai.gov.in)

*Dhananjay Chowdhary*



Additional District Sub-Registrar,  
Rajkot, New Town, North 24 Pgs

24 FEB 2022





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

অনুকরণীয় আইডি / Enrollment No. : 1111/21536/00023

To  
 Basant Surana  
 বাসন্ত সুরানা  
 BLOCK-A/1 FLAT NO-301  
 V.I.P ENCLAVE  
 DESHBANDHU NAGER  
 Rajarhat Gopalpur (II)  
 Desh Bandhu Nagar North 24 Parganas  
 West Bengal - 700059



KL797969678FT  
 79796967



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5439 9110 0461**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



বাসন্ত সুরানা  
 Basant Surana  
 পিতা : অভয় সিং সুরানা  
 Father : Abhay Singh Surana

সম্মতি নং/DOB: 23/01/1968  
 পুংস / Male

**5439 9110 0461**



আধার - সাধারণ মানুষের অধিকার



Additional District Sub-Registrar,  
Rajahmundry, New Town, North 24-Pgs

24 FEB 2022

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SURANA BUSINESS PRIVATE  
LIMITED

18/01/199

Permit/Registration Number

78E

Signature





Additional District Sub-Registrar,  
Baharat, New Town, North 24 Pgs

24 FEB 2022



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ANMP52799D



नाम / Name  
BABANT SURANA

पिता का नाम / Father's Name  
ABHAY SINGH SURANA

जन्म की तारीख / Date of Birth  
23/01/1958


Basant Surana  
हस्ताक्षर / Signature







Additional District Sub-Registrar,  
Baharat, New Town, North 24 Pgs.

24 FEB 2022

  
 ଭାରତର ନିର୍ବାଚନ ଆୟତନ  
 ପଞ୍ଜିକରଣ କାର୍ଡ  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**

YMM1037324





ନିର୍ବାଚକର ନାମ : ହରିଚାନ୍ଦ ବିହାରୀ  
 Elector's Name : Harichand Bihari  
 ମିତ୍ରା ନାମ : ନିମଲ ବିହାରୀ  
 Father's Name : Nimal Bihari  
 ଲିଙ୍ଗ/ସେକ୍ସ : ପୁ/ M  
 ଜନ୍ମ ତାରିଖ/Date of Birth : 25/04/1989

YMM1037324

ଠିକଣା:  
 115, ରାମନାଗର ବିହାରୀ, ରାଜହାଟ ଗୋପାଳପୁର,  
 ଉତ୍ତରୀ 24 ପାର୍ଗଣା, 700136

Address:  
 115, RAMNAGAR BIHARI,  
 RAJAHAT GOPALPUR, AIR PORT,  
 NORTH 24 PARGANAS, 700136

  
 Date: 07/12/2010

115-ରାମନାଗର ବିହାରୀ ଗୋପାଳପୁର ଉତ୍ତରୀ 24 ପାର୍ଗଣା  
 ରାଜହାଟ ଗୋପାଳପୁର  
 For Official Signature of the Electoral  
 Registration Officer for  
 115-Rajahat New Town Constituency

ଠିକଣା ପରିବର୍ତ୍ତନ କ୍ଷେତ୍ରରେ ଉପରୋକ୍ତ ଠିକଣାକୁ ନିଜ  
 ଠିକଣାରେ ଉପଲବ୍ଧ କରନ୍ତୁ ଏବଂ ଏହାକୁ ନିଜ ଠିକଣାରେ  
 ଉପଲବ୍ଧ କରନ୍ତୁ ଏବଂ ଏହାକୁ ନିଜ ଠିକଣାରେ  
 ଉପଲବ୍ଧ କରନ୍ତୁ ଏବଂ ଏହାକୁ ନିଜ ଠିକଣାରେ

In case of change in address mention the Card No.  
 in the relevant Form for including your name in the  
 list of the changed address and to obtain the card  
 with your name.



Additional District Sub-Registrar,  
Rajarat, New Town, North 24 Pgs

24 FEB 2022



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAXFK6088K

नाम / Name  
KRISHNAM CONSTRUCTIONS

निगमन / गठन की तारीख  
Date of Incorporation / Formation  
02/07/2021



17082021



Additional District Sub-Registrar,  
Rajnagar, New Town, North 24-Pgs

24 FEB 2022



## Major Information of the Deed

Deed No :	I-1523-03636/2022	Date of Registration	24/02/2022
Query No / Year	1523-2000527460/2022	Office where deed is registered	
Query Date	17/02/2022 12:38:29 PM	1523-2000527460/2022	
Applicant Name, Address & Other Details	PINAKI CHATTOPADHYAY SANGEETA APARTMENT, GR.FL, TAGHARIA MAIN ROAD, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9330263379, Status : Advocate		
Transaction :	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs 1,55,00,000/-	Rs. 1,79,55,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,97,780/- (Article:23)	Rs. 1,79,564/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajbanshi Para By Lane(Krishnapur), Mouza: Krishnapur, JI No: 17, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-4219	RS-186	Bastu	Danga	9.5 Dec	93,60,600/-	1,03,37,729/-	Width of Approach Road: 24 Ft., Adjacent to Meta Road,
L2	RS-4216	RS-244	Bastu	Danga	7 Dec	61,39,400/-	76,17,273/-	Width of Approach Road: 24 Ft., Adjacent to Meta Road,
<b>TOTAL :</b>					<b>16.5Dec</b>	<b>155,00,000 /-</b>	<b>179,55,002 /-</b>	
<b>Grand Total :</b>					<b>16.5Dec</b>	<b>155,00,000 /-</b>	<b>179,55,002 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SURANA BUSINESS PRIVATE LIMITED</b> 5/1, CLIVE ROW, ROOM NO. 62, 3RD FLOOR, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx8E,Aadhaar No Not Provided by UIDAI, Status:-Organization, Executed by: Representative, Executed by: Representative



Additional District Sub-Registrar,  
Rajshahi, New Town, North 24-Pgs



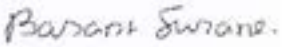


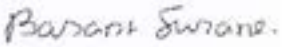


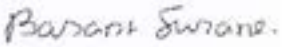


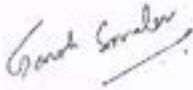


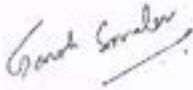


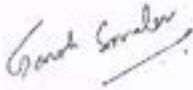


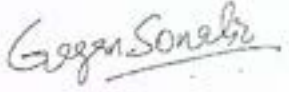


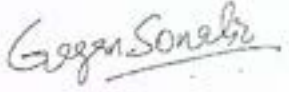


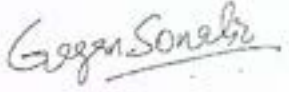
24 FEB 2022



er Details :

No	Name,Address,Photo,Finger print and Signature
1	<b>KRISHNAM CONSTRUCTIONS</b> 49/2B, RAM DUAL SARKAR STREET, GROUND FLOOR, City:- Not Specified, P.O:- BEADON STREET, P.S:- Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr BASANT SURANA</b>                      Son of Mr ABHAY SINGH SURANA                      Date of Execution - 24/02/2022, , Admitted by: Self, Date of Admission: 24/02/2022, Place of Admission of Execution: Office                 </td> <td>   <small>Feb 24 2022 4:27PM</small> </td> <td>   <small>LTI 24/02/2022</small> </td> <td>   <small>24/02/2022</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr BASANT SURANA</b> Son of Mr ABHAY SINGH SURANA Date of Execution - 24/02/2022, , Admitted by: Self, Date of Admission: 24/02/2022, Place of Admission of Execution: Office	 <small>Feb 24 2022 4:27PM</small>	 <small>LTI 24/02/2022</small>	 <small>24/02/2022</small>	VIP ENCLAVE, BL-A/1, FLAT NO.301, RAGHUNATHPUR, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx9D, Aadhaar No: 54xxxxxxxx0461 Status : Representative, Representative of : SURANA BUSINESS PRIVATE LIMITED (as DIRECTOR)		
Name	Photo	Finger Print	Signature									
<b>Mr BASANT SURANA</b> Son of Mr ABHAY SINGH SURANA Date of Execution - 24/02/2022, , Admitted by: Self, Date of Admission: 24/02/2022, Place of Admission of Execution: Office	 <small>Feb 24 2022 4:27PM</small>	 <small>LTI 24/02/2022</small>	 <small>24/02/2022</small>									
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Name	Photo	Finger Print	Signature									
<b>Mr GANESH SONALIA (Presentant)</b> Son of Late MURARI LAL SONALIA Date of Execution - 24/02/2022, , Admitted by: Self, Date of Admission: 24/02/2022, Place of Admission of Execution: Office	 <small>Feb 24 2022 4:21PM</small>	 <small>LTI 24/02/2022</small>	 <small>24/02/2022</small>									
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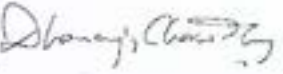


Additional District Sub-Registrar,  
Rajahmundry, North 24-Pigs

24 FEB 2022



FLAT NO.9/3C, NATURAL HEIGHTS, 137, V.I.P. ROAD, City:- Not Specified, P.O:- AIRPORT, P. Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Male, By Caste: Hi Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx2E, Aadhaar No: 43xxxxxxxx7493 S Representative, Representative of : KRISHNAM CONSTRUCTIONS (as PARTNER)

4	Name	Photo	Finger Print	Signature
	<b>Mr ARVIND CHOWDHURY</b> Son of Mr TULSI PRASAD CHOWDHURY Date of Execution - 24/02/2022, , Admitted by: Self, Date of Admission: 24/02/2022, Place of Admission of Execution: Office	 <small>Feb 24 2022 4:24PM</small>	 <small>LTI 24/02/2022</small>	 <small>24/02/2022</small>
	ANAND BHAWAN, 1ST FLOOR, 155, CHITTARANJAN AVENUE, BARABAZAR, City:- Not Spec P.O:- BEADON STREET, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700007, S Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3A, Aadhaar 25xxxxxxxx9420 Status : Representative, Representative of : KRISHNAM CONSTRUCTIONS (as PARTNER)			
5	Name	Photo	Finger Print	Signature
	<b>Mr DHANANJAY CHOWDHARY</b> Son of Mr ARVIND CHOWDHARY Date of Execution - 24/02/2022, , Admitted by: Self, Date of Admission: 24/02/2022, Place of Admission of Execution: Office	 <small>Feb 24 2022 4:25PM</small>	 <small>LTI 24/02/2022</small>	 <small>24/02/2022</small>
	ANAND BHAWAN, 1ST FLOOR, 155, CHITTARANJAN AVENUE, BARABAZAR, City:- Not Spec P.O:- BEADON STREET, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700007, S Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx2P, Aadhaar 88xxxxxxxx3031 Status : Representative, Representative of : KRISHNAM CONSTRUCTIONS (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr HARI CHAND BISWAS</b> Son of Late B BISWAS RAMNAGAR, BERABARI, City:- Not Specified, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136	 <small>24/02/2022</small>	 <small>24/02/2022</small>	 <small>24/02/2022</small>
Identifier Of Mr BASANT SURANA, Mr GANESH SONALIA, Mr GAGAN SONALIA, Mr ARVIND CHOWDHURY, DHANANJAY CHOWDHARY			



Additional District Sub-Registrar,  
Sakarnat, New Town, North 24 Pgs

24 FEB 2022

**Transfer of property for L1**

No	From	To. with area (Name-Area)
	SURANA BUSINESS PRIVATE LIMITED	KRISHNAM CONSTRUCTIONS-0.95 Dec,-0.95 Dec,-0.95 Dec,-0.95 Dec,-0.95 Dec
2		KRISHNAM CONSTRUCTIONS-0.95 Dec,-0.95 Dec,-0.95 Dec,-0.95 Dec,-0.95 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	SURANA BUSINESS PRIVATE LIMITED	KRISHNAM CONSTRUCTIONS-0.7 Dec,-0.7 Dec,-0.7 Dec,-0.7 Dec,-0.7 Dec
2		KRISHNAM CONSTRUCTIONS-0.7 Dec,-0.7 Dec,-0.7 Dec,-0.7 Dec,-0.7 Dec





Additional District Sub-Registrar,  
Rajahmundry, New Town, North 24-Pigs

24 FEB 2022

18-02-2022

**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 1,79,55,002/-

*Sanjoy Basak*

Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 24-02-2022

**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.

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

Presented for registration at 15:01 hrs on 24-02-2022, at the Office of the A.D.S.R. RAJARHAT by Mr GANESH SONALIA ,

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

Execution is admitted on 24-02-2022 by Mr BASANT SURANA, DIRECTOR, SURANA BUSINESS PRIVATE LIMITED (Private Limited Company), 5/1, CLIVE ROW, ROOM NO. 62, 3RD FLOOR, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr HARI CHAND BISWAS, , Son of Late B BISWAS, RAMNAGAR, BERABARI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 24-02-2022 by Mr GANESH SONALIA, PARTNER, KRISHNAM CONSTRUCTIONS (Partnership Firm), 49/2B, RAM DUALL SARKAR STREET, GROUND FLOOR, City:- Not Specified, P.O:- BEADON STREET, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700006

Identified by Mr HARI CHAND BISWAS, , Son of Late B BISWAS, RAMNAGAR, BERABARI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

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Identified by Mr HARI CHAND BISWAS, , Son of Late B BISWAS, RAMNAGAR, BERABARI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,79,564/- ( A(1) = Rs 1,79,550/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,79,564/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/02/2022 4:07PM with Govt. Ref. No: 192021220191600281 on 23-02-2022, Amount Rs: 1,79,564/-, Bank: Bank of Boroda ( BARB0INDIAE), Ref. No. 1275292135 on 23-02-2022, Head of Account 0030-03-104-001-16



Additional District Sub-Registrar,  
Rajshahi, New Town, North 24 Pgs

24 FEB 2022

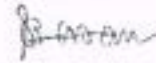


**Statement of Stamp Duty**

certified that required Stamp Duty payable for this document is Rs. 8,97,770/- and Stamp Duty paid by Stamp Rs  
online = Rs 8,97,770/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1183, Amount: Rs.10/-, Date of Purchase: 07/12/2021, Vendor name: P Dey  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal  
Online on 23/02/2022 4:07PM with Govt. Ref. No: 192021220191600281 on 23-02-2022, Amount Rs: 8,97,770/-  
Bank: Bank of Baroda ( BARB0INDIAE), Ref. No. 1275292135 on 23-02-2022, Head of Account 0030-02-103-003



**Sanjoy Basak**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. RAJARHATA**

**North 24-Parganas, West Bengal**



Additional District Sub-Registrar,  
Rajahmundry, New Town, North 24-Pigs

24 FEB 2022





Additional District Sub-Registrar,  
Rajahmundry, New Town, North 24 Pgs

24 FEB 2022

ificate of Registration under section 60 and Rule 69.  
gistered in Book - I  
olume number 1523-2022, Page from 145129 to 145171  
being No 152303636 for the year 2022.



Digitally signed by SANJOY BASAK  
Date: 2022.02.25 14:15:02 +05:30  
Reason: Digital Signing of Deed.

*Sanjoy Basak*

(Sanjoy Basak) 2022/02/25 02:15:02 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)

DATED THE      DAY OF      2022

DEED OF CONVEYANCE

BETWEEN

M/s. Surana Business Pvt. Ltd.

Owner/Vendor

Krishnam Constructions

Purchaser

Drafted By

Pinaki Chattopadhyay & Associates

Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 157

Ph : 2570 8471

Composed By

Gopa Dasgupta

Teghoria Main Road

Kolkata - 700 157