1000 1173/2022 I-00 1164/2022

पश्चिमबंग पश्चिम बंगाल WEST BENGAL I/N = 1289695/2022 AG 739825

District Sub-Registrar
South 24 Parganas

05 MAY 2022

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made this the 5th day of May, Two Thousand Twenty Two (2022)

BETWEEN

Saurav Prasad Bepari

BEPARI DEVELOPERS PVT. LTD.
Saurav Prasad Bepari
Director

20 APR 2022

Sl. No. 9708 dt. Date .....

Sold to.....

of.....Niranjan Karmakar
Advocate

Rupees.....(10).....
Calcutta High Court

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

District Sub-Registrar-I
Alipore, South 24 Parganas

05 MAY 2022

Niranjan Karmakar
Adv.
Calc D.M Karmakar
High Court Calcutta

1) SRI NILOY DATTA [PAN- AIIPD2675G] [Aadhaar No.3670 3708 4049], Son of Sri Dilip Kumar Datta, by faith Hindu, by Nationality Indian, by occupation Service, residing at 78/1, Thakurbari Sarani, Post Office & Police Station- Belgharia, Kolkata - 700083, North 24 Parganas, hereinafter called and referred to as the **OWNER NO. 1/ FIRST PARTY** (which term or expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART;**

A N D

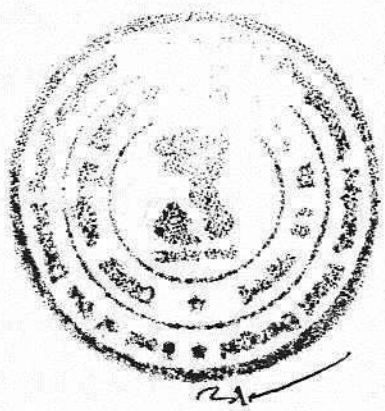
2) BEPARI DEVELOPERS PRIVATE LIMITED, [PAN AAHCB2128C], a private limited company under Company Act, 1956, having its registered office at 235, Nayabad (Nabodit), Post Office - Mukundapur, Police Station- Purba Jadavpur, at present Panchasayar, Kolkata - 700 099, represented by its Director **SRI SANKAR PRASAD BEPARI** [PAN AQGPB2242R] [Aadhaar No. 3462 0869 4688], S/o Sri Shyamlal Bepari, by faith Hindu, by occupation Business, by Nationality Indian, residing at 235, Nayabad (Nabodit), Post Office- Mukundapur, Police Station- Purba Jadavpur, Kolkata-700 099, hereinafter called and referred to as the **OWNER NO. 2** (which term or expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART;**

WHEREAS Niloy Datta, the Land owner No. 1 herein has purchased the Homestead land measuring about 2 Cottah 11 Chittak 00 Sq.ft. with a small structure lying and situated at Block-A, Plot No.- 27, Mouza- Nayabad, J.L. No.- 25 Touzi No. 56, R.S. Dag No.- 195, R.S. Khatian No.- 117 within the

Sankar Prasad Bepari

BEPARI DEVELOPERS PVT. LTD.

Director



District Sub-Registrar-I
Alipore, South 24 Parganas

05 MAY 2022

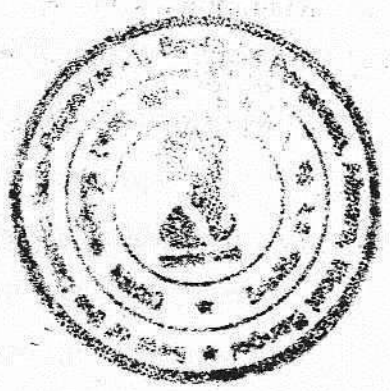
K.M.C. Ward No.-109, Premises No.- 913, Nayabad, Kolkata- 700099, being Assessee No.-31-109-08-0913-5 from One Sri Shyamal Kumar Dey, Son of Late Benoy Kr. Dey and Smt. Tapasi Dey, Wife of Sri Shyamal Kumar Dey on 09-07-2010 for the consideration written thereon and which was registered in the office of D.S.R. III, Alipore and duly recorded in its Book No.- I, C.D. Volume No. 10, Pages from 6209 to 6226, Being No. 05269 for the year 2010 and enjoying the same peacefully without any hindrance from any corner and mutated his name in the Kolkata Municipal Corporation which is more fully described in the **First Schedule** hereunder written and hereinafter called and referred to as the 'said land'.

AND WHEREAS BEPARI DEVELOPERS PVT. LTD, the OWNER No. 2 have purchased the Shali land measuring about 2 Cottah 12 Chittak 36 Sq.ft. lying and situated at Plot No.- P-26, Mouza- Nayabad, J.L. No.- 25 Touzi No. 56, R.S. Dag No.- 195, R.S. Khatian No.- 117 & 118 within the K.M.C. Ward No.- 109, Premises No.-1138, Nayabad, Kolkata- 700099, being Assessee No. 31-109-08-1138-5 from One Sri Animesh Thakur, Son of Late Surendra Nath Thakur on 28-02-2022 for the consideration written thereon and which was registered in the office of D.S.R. I, Alipore and duly recorded in its Book No.- I, Volume No. 1601-2022, Pages from 37007 to 37036, Being No. 160100683 for the year 2022 and mutated their names in the Kolkata Municipal Corporation vie Mutation Certificate case No. O/109/29-MAR-22/41720 dated 29.03.2022 and the said plot of land is known and numbered as Premises No. 1138, Nayabad vide Assessee No.311090811385 which is more fully described in the **Second Schedule** hereunder written and hereinafter called and referred to as the 'said land'.

Saswat Prasad Bepari

BEPARI DEVELOPERS PVT. LTD.

Director



District Sub-Registrar-I
Alipore, South 24 Parganas

05 MAY 2022

AND WHEREAS the Owners No. 1 herein desire to exchange a piece or parcel of land measuring 05 Chittack 00 Square Feet out of his land measuring 02 Cottahs 11 Chittacks 00 Square Feet together with 100 Square Feet structure standing thereon with the land of Owner No. 2 herein.

AND WHEREAS simultaneously the Owner No. 2 herein also desire to exchange a piece or parcel of land measuring 05 Chittack 00 Square Feet out of his land measuring 02 Cottahs 12 Chittack 36 Square Feet with the land of Owner No. 1 herein.

AND WHEREAS both the Parties herein have agreed to mutually amalgamate by aforesaid two Plots into a single Plot by way of amalgamation of their said respective properties and in part performance thereof by a Deed bearing even date with these presents and made between the said **SRI NILOY DATTA** being Owner No. 1 of the One Part and **BEPARI DEVELOPERS PRIVATE LIMITED, [PAN AAHCB2128C],** a private limited company under Company Act, 1956, represented by its Director **SRI SANKAR PRASAD BEPARI,** being Owner No. 2 on the Other Part, the property comprised in **Third Schedule** hereto has been granted, transferred and conveyed by each other to and unto the use, occupy absolutely and forever **TO HAVE AND TO HOLD** in amalgamation for the property hereunder transferred and conveyed by and between the Parties herein.

AND WHEREAS the amalgamated portion of land measuring 05 Chittacks 00 Square Feet i. e., the portion of land of Owner No. 1 measuring 02 Cottahs 11 Chittacks 00 Square Feet AND the amalgamated portion of land measuring

Sankar Prasad Bepari

measuring 05 Chittacks 00 Square Feet i. e., the portion of land of Owner No. 2 measuring 02 Cottahs 12 Chittack 36 Square Feet thus totaling to 05 Cottahs 07 Chittacks 36 Square Feet, more or less, be the same a little more or less, both comprised in Mouza Nayabad, J. L. No. 25, Touzi No. 56, R.S. Dag Nos. 195 and **Premises No. 913, Nayabad, and 1138 Nayabad**, Kolkata- 700099 under **Ward No. 109** of Kolkata Municipal Corporation, Sub Registry Office at Alipore, District South 24 Parganas.

NOW THIS INDENTURE WITNESSETH that in further pursuance of the aforesaid Agreement and in consideration of the Premises, the said Owners No. 1 (1) Sri Niloy Datta of the One Part as beneficial Owner do hereby grant, transfer and convey to the said Owner No. 2 **BEPARI DEVELOPERS PRIVATE LIMITED,** represented by its Director **SRI SANKAR PRASAD BEPARI** of the Other Part as beneficial Owner do hereby grant, transfer and convey to the said Owner No. 1 Sri Niloy Datta, free from all encumbrances, the property comprised in the Third Schedule hereunder written, **TO HAVE AND TO HOLD** the same unto and to the said Owner No. 1, his heirs, executors, administrators or assigns absolutely and forever in amalgamate of the property assigned and assured by the said Owner No. 1 unto and in favour of Owner No. 2, its heirs, executors, administrators or assigns absolutely and forever in amalgamate of the property assign and assure the said Owner No. 2 unto and in favour of the Owner No. 1 as hereinbefore recited.

IT IS AGREED that the said Owner No. 1 will at the request and cost of the said Owner No. 2 as well as the said Owner No. 2 will at the request and cost of the Owner No. 1 execute every such assurance and do every such act, deed or thing as shall reasonably be required by and between both Parties, for

Sankar Prasad Bepari

further or more perfectly assuring to the said properties, the property hereby amalgamated between themselves.

IT IS HEREBY DECLARE that the value of the property/ amalgamated portion hereby ascertained at **Rs. 2,00,000/- (Rupees Two Lakh) only.**

FIRST SCHEDULE OF THE LAND ABOVE REFERRED

(Description of Land of Owner No. 1)

ALL THAT piece and parcel of Homestead land measuring more or less 2 Cottah 11 Chittak 00 Sq.ft. togetherwith ~~100~~ sq.ft. R.T. shed structure lying and situated at Block-A, Plot No.- 27, Mouza- Nayabad, J.L. No.- 25 Touzi No. 56, R.S. & L.R. Dag No.- 195, R.S. Khatian No.- 117 corresponding to L.R. Khatian No.- 2393 within the K.M.C. Ward No.- 109, Premises No.- 913, Nayabad, Kolkata- 700099, being Assessee No.- 31-109-08-0913-5, along with all rights ingress and egress easement rights together with right, title interest possession which butted and bounded by:-

ON THE NORTH : By 30'ft. wide K.M.C. Road

ON THE SOUTH: By Scheme Plot No. 35.

ON THE EAST : By Scheme Plot No. 26.

ON THE WEST : By 30'ft. wide Road.

Sankar Prasad Bepari

SECOND SCHEDULE OF THE LAND ABOVE REFERRED

(Description of Land of Owner No. 2)

ALL THAT piece and parcel of Shali land measuring more or less measuring about 2 Cottah 12 Chittak 36 Sq.ft. lying and situated at Plot No.- P-26, Mouza- Nayabad, J.L. No.- 25 Touzi No. 56, R.S. Dag No.- 195, R.S. Khatian No.- 117 & 118 within the K.M.C. Ward No.-109, Premises No.-1138, Nayabad, Kolkata- 700099, being Assessee No. 31-109-08-1138-5, along with all rights ingress and egress easement rights together with right, title interest possession which butted and bounded by:-

ON THE NORTH : By 30'ft. wide common passage

ON THE SOUTH: By Plot No. P-25.

ON THE EAST : By Plot No. P-36

ON THE WEST : By Plot No. P-27.

Sankar Prasad Bepari

THIRD SCHEDULE OF LAND ABOVE REFERRED TO

(Description of the Property hereby amalgamated)

ALL THAT piece or parcel of two separate Plots of **land measuring 05 Cottahs 07 Chittack 36 Square Feet**, more or less, together with **structure measuring 100 Square Feet** made of brick wall tile shed standing thereon, aggregate pertaining to **R. S. Dag Nos. 195, R. S. Khatian Nos. 117 & 118, J. L. No. 25,** Plot No.- 27 and P-26, **Touzi No.- 56,** District 24 Parganas now South 24 Parganas, Sub Registry Office Alipore, **Police Station previously Purba Jadavpur presently Panchsayar, Mouza- Nayabad, Ward No. 109 of The Kolkata Municipal Corporation, Kolkata - 700 099**, the amalgamated property is more fully and particularly shown and delineated in the **Map** or **Plan** annexed herewith and the same is butted and bounded as follows :-

ON THE NORTH : By 30'ft. wide common passage.

ON THE SOUTH : By Plot No. 35 & 36.

ON THE EAST : By Plot No. 25

ON THE WEST : By other's land.

Soumen Prasad Bepari

District Sub-Registrar-II
Alipore, South 24 Parganas

05 MAY 2022

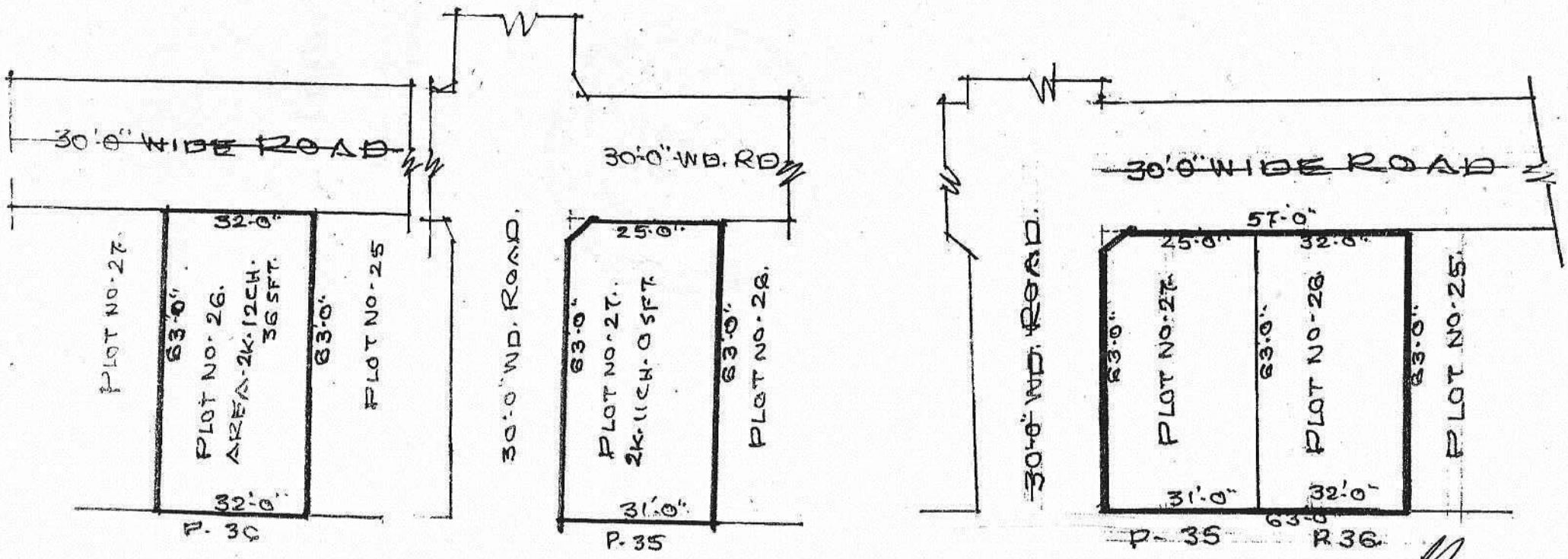
AMALGAMATION PLAN OF LAND AT MOUZA- NAYABAD, J.L NO-25, PLOT NO-26 & 27, R.S DAG NO-195, R.S. KHATIAN NO-117 & 118, P.S. PANCHSAYAR, KOLKATA-700099, UNDER K.M.C. WARD NO-109, DIST-24 PGS (S),

PLOT NO-26, AREA-2K-12CH-36 SQ.FT. (M/L) SHOWN IN GREEN BORDER.

PLOT NO-27, AREA-2K-11CH-0 SQ.FT. " " " BLUE "

TOTAL LAND AREA-5K-7CH-36 SQ.FT. (M/L) - SHOWN IN RED BORDER.

SCALE: 1"=30'-0"

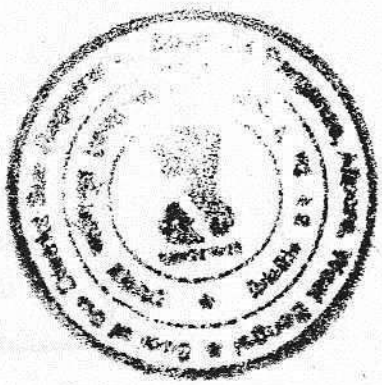


BEPARI DEVELOPERS PVT. LTD.

Director

B. BANERJEE
CIVIL DRAFT MAN SURVEYOR
Alipur Police Court
Reg. No.-0741/09

SIG. OF OWNER-NO.1, SIG. OF OWNER NO. 2.



District Sub-Registrar-I
Alipore, South 24 Parganas

05 MAY 2022

IN WITNESS WHEREOF the Parties hereto have subscribed their respective hands and seals to this Deed the day, month and year first above written.

SIGNED SEALED AND DELIVERED
by the abovenamed Parties in Kolkata
in the presence of :

1. Gautam Mondal
B/26, Nayabad
Kolkata - 99

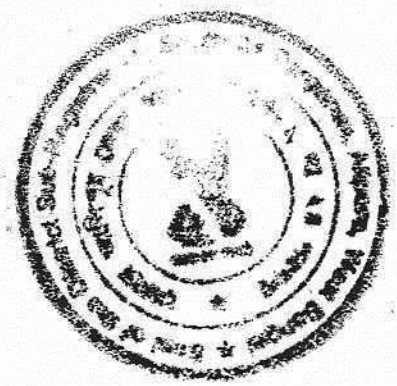
(NILOY DATTA)
(SIGNATURE OF THE OWNER NO. 1)

2. Gautam Kr. Mondal
Adv.
Alipore Judges Court
Kol-27.

BEPARI DEVELOPERS PVT. LTD.
Sankar Prasad Bepari
Director

(SANKAR PRASAD BEPARI)
(SIGNATURE OF THE OWNER NO. 2)

Drafted by:
Niranjan Karmakar
Niranjan Karmakar
Advocate
WB-691/1993
Calcutta High Court



District Sub-Registrar-I
Alipore, South 24 Parganas

05 MAY 2022

PRESENTANT / EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

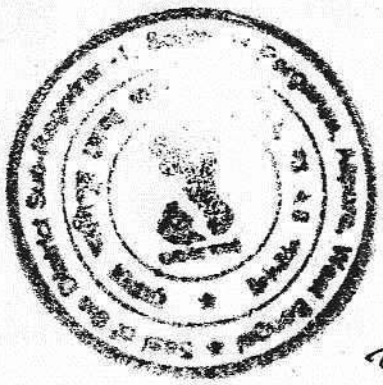
NAME NILOY DATTA SIGNATURE

PRESENTANT / EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SANKAR PRASAD BEPARI SIGNATURE

PRESENTANT / EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME ..... SIGNATURE .....



District Sub-Registrar-I
Alipore, South 24 Parganas

05 MAY 2022

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
NILOY DATTA
DILIP KUMAR DATTA
1/12/1974
Permanent Account Number
AIIPD2675G
Signature

ಭಾರತ ಸರ್ಕಾರ
Unique Identification Authority of India
Government of India

ನೋಂದಾವಣಿ ಕ್ರಮ ಸಂಖ್ಯೆ / Enrollment No.: 0000/00504/94951

To
ನಿಲೋಯ್ ದತ್ತ
Niloy Datta
C/O
B-116, Venkatadri Palm Groves Venkatamma Coconut Garden
Seegehalli Vigro Nagar Post
Bangalore North
Virgonagar
Bengaluru
Karnataka 560049
9916447772

17/12/2016

1168150403

ME168150403FH

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

3670 3708 4049

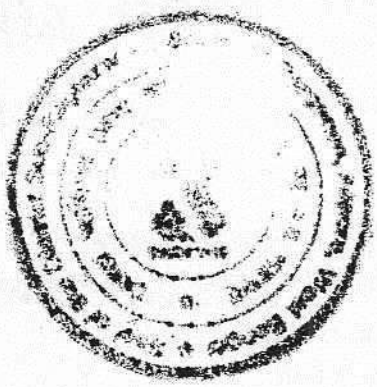
ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

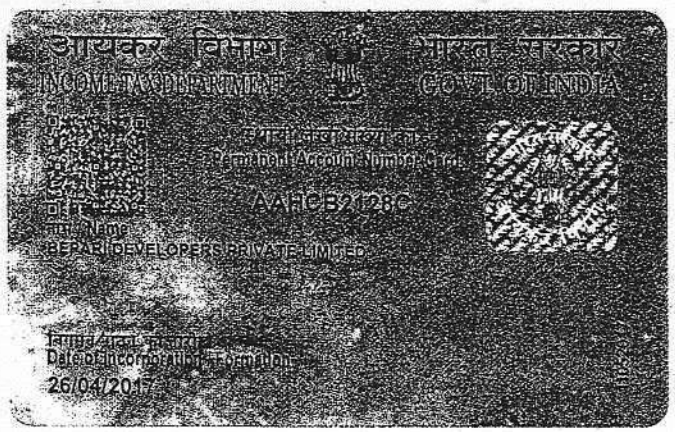
ಭಾರತ ಸರ್ಕಾರ
Government of India

ನಿಲೋಯ್ ದತ್ತ
Niloy Datta
ಜನ್ಮ ದಿನಾಂಕ / DOB : 11/12/1974
ಪುರುಷ / Male

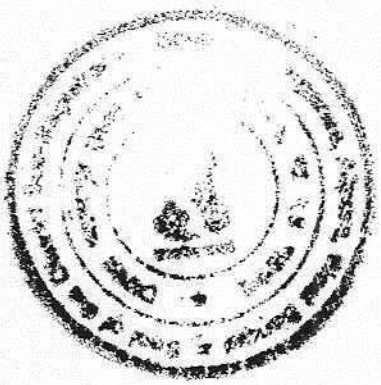
3670 3708 4049

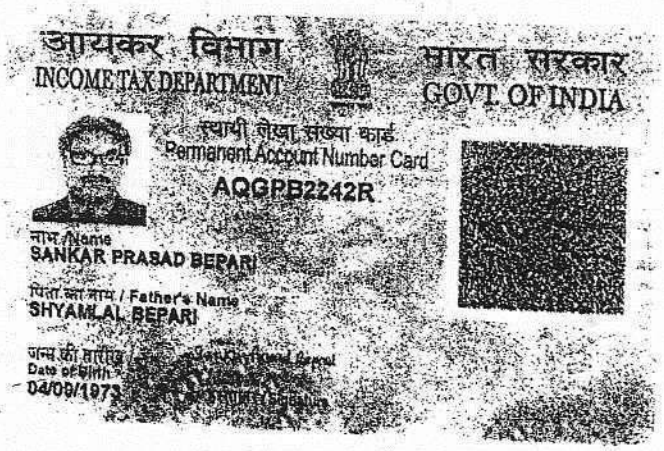
ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

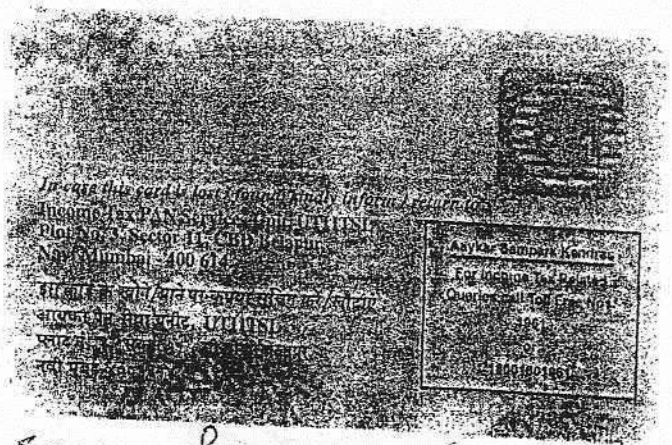




Sankar Prasad Bepai




आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AQGPB2242R
नाम / Name
SANKAR PRASAD BEPARI
पिता का नाम / Father's Name
SHYAMLAL BEPARI
जन्म की तारीख / Date of Birth
04/09/1973


Aayakar Sampark Kendra
For Income Tax Related
Queries Call Toll Free No.
180
1800180961

Sankar Prasad Bepari

ভারত সরকার
Government of India

শংকর প্রসাদ বেপারী
Sankar Prasad Bepari
পিতা : শ্যামলাল বেপারী
Father : Shyamal Bepari
জন্মতারিখ / DOB : 04/09/1973
পুরুষ / Male

3462 0869 4688

আধার – সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
235, নয়াবাদ, মুকুন্দপুর, দক্ষিণ ২৪ পরগনা, মুকুন্দপুর, পশ্চিম বঙ্গ, 700099

Address:
235, NAYABAD, Mukundapur, South 24 Parganas, Mukundapur, West Bengal, 700099

3462 0869 4688

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Sankar Prasad Bepari

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

GRN Details

GRN:	192022230020068381	**Payment Mode:**	Online Payment
GRN Date:	05/05/2022 12:25:57	**Bank/Gateway:**	State Bank of India
BRN :	CKT5897972	**BRN Date:**	05/05/2022 12:27:31
Payment Status:	Successful	**Payment Ref. No:**	2001289695/5/2022 [Query No/*/Query Year]

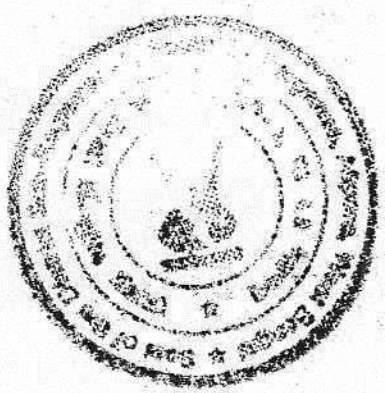
Depositor Details

Depositor's Name:	BEPARI DEVELOPERS PRIVATE LIMITED
Address:	235, NAYABAD (NABODIT), PIN-700099
Mobile:	9163491088
Depositor Status:	Buyer/Claimants
Query No:	2001289695
Applicant's Name:	Mr NIRANJAN KARMAKAR
Identification No:	2001289695/5/2022
Remarks:	Merger/Demerger, Amalgamation (Other than company amalgamation) Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001289695/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	57350
2	2001289695/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	114873
			Total	**172223**

IN WORDS: **ONE LAKH SEVENTY TWO THOUSAND TWO HUNDRED TWENTY THREE ONLY.**



District Sub-Registrar-I
Alipore, South 24 Parganas

05 MAY 2022

Major Information of the Deed

Deed No :	I-1601-01164/2022	Date of Registration	05/05/2022
Query No / Year	1601-2001289695/2022	Office where deed is registered	
Query Date	29/04/2022 11:51:04 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	NIRANJAN KARMAKAR CALCUTTA HIGH COURT,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163491088, Status :Advocate		
Transaction		Additional Transaction	
[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 4/-		Rs. 1,14,85,911/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 57,450/- (Article:23)		Rs. 1,14,905/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 913, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		2 Katha 11 Chatak	1/-	55,51,756/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1138, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu		2 Katha 12 Chatak 36 Sq Ft	1/-	57,84,155/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
	Grand Total :				9.0544Dec	2 /-	113,35,911 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	75,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
S2	On Land L2	100 Sq Ft.	1/-	75,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	200 sq ft	2 /-	1,50,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr NILOY DATTA Son of Mr DILIP KUMAR DATTA Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office	 05/05/2022	 LTI 05/05/2022	 05/05/2022
	78/1, TAKURBARI SARANI, City:- , P.O:- BELGHARIA, P.S:-Belgharia, District:-North24-Parganas, West Bengal, India, PIN:- 700083 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIxxxxxx5G, Aadhaar No: 36xxxxxxxx4049, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office			
2	**BEPARI DEVELOPERS PRIVATE LIMITED** 235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: AAxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr NILOY DATTA Son of Mr DILIP KUMAR DATTA Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office	 05/05/2022	 LTI 05/05/2022	 05/05/2022
	Son of Mr DILIP KUMAR DATTA 78/1, THAKURBARI SARANI, City:- , P.O:- BELGHARIA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIxxxxxx5G, Aadhaar No: 36xxxxxxxx4049, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office			
2	**BEPARI DEVELOPERS PRIVATE LIMITED** 235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: AAxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANKAR PRASAD BEPARI (Presentant) Son of Mr SHYAMALAL BEPARI Date of Execution - 05/05/2022, , Admitted by: Self, Date of Admission: 05/05/2022, Place of Admission of Execution: Office	 May 5 2022 1:18PM	 LTI 05/05/2022	Sankar Prasad Bepari 05/05/2022
	235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx2R, Aadhaar No: 34xxxxxxxx4688 Status : Representative, Representative of : BEPARI DEVELOPERS PRIVATE LIMITED (as DIRECTOR)			
2	Name	Photo	Finger Print	Signature
	Mr SANKAR PRASAD BEPARI Son of Mr SHYAMLAL BEPARI Date of Execution - 05/05/2022, , Admitted by: Self, Date of Admission: 05/05/2022, Place of Admission of Execution: Office	 May 5 2022 1:18PM	 LTI 05/05/2022	Sankar Prasad Bepari 05/05/2022
	235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx2R, Aadhaar No: 34xxxxxxxx4688 Status : Representative, Representative of : BEPARI DEVELOPERS PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NIRANJAN KARMAKAR Son of Late D M KARMAKAR HIGH COURT CAL, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			Niranjan Karmakar. 05/05/2022
Identifier Of Mr NILOY DATTA, Mr NILOY DATTA, Mr SANKAR PRASAD BEPARI, Mr SANKAR PRASAD BEPARI			

...sfer of property for L1		
...No	From	To. with area (Name-Area)
	Mr NILOY DATTA	Mr NILOY DATTA-1.10859 Dec,BEPARI DEVELOPERS PRIVATE LIMITED-1.10859 Dec
2	BEPARI DEVELOPERS PRIVATE LIMITED	Mr NILOY DATTA-1.10859 Dec,BEPARI DEVELOPERS PRIVATE LIMITED-1.10859 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr NILOY DATTA	Mr NILOY DATTA-1.155 Dec,BEPARI DEVELOPERS PRIVATE LIMITED-1.155 Dec
2	BEPARI DEVELOPERS PRIVATE LIMITED	Mr NILOY DATTA-1.155 Dec,BEPARI DEVELOPERS PRIVATE LIMITED-1.155 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr NILOY DATTA	Mr NILOY DATTA-25.00000000 Sq Ft,BEPARI DEVELOPERS PRIVATE LIMITED-25.00000000 Sq Ft
2	BEPARI DEVELOPERS PRIVATE LIMITED	Mr NILOY DATTA-25.00000000 Sq Ft,BEPARI DEVELOPERS PRIVATE LIMITED-25.00000000 Sq Ft
Transfer of property for S2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr NILOY DATTA	Mr NILOY DATTA-25.00000000 Sq Ft,BEPARI DEVELOPERS PRIVATE LIMITED-25.00000000 Sq Ft
2	BEPARI DEVELOPERS PRIVATE LIMITED	Mr NILOY DATTA-25.00000000 Sq Ft,BEPARI DEVELOPERS PRIVATE LIMITED-25.00000000 Sq Ft

Endorsement For Deed Number : I - 160101164 / 2022

On 05-05-2022

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 13:10 hrs on 05-05-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr SANKAR PRASAD BEPARI ,.

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 1,14,85,911/-

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

Execution is admitted on 05/05/2022 by 1. Mr NILOY DATTA, Son of Mr DILIP KUMAR DATTA, 78/1, TAKURBARI SARANI, P.O: BELGHARIA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Service, 2. Mr NILOY DATTA, Son of Mr DILIP KUMAR DATTA, 78/1, THAKURBARI SARANI, P.O: BELGHARIA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Service

Indetified by Mr NIRANJAN KARMAKAR, , , Son of Late D M KARMAKAR, HIGH COURT CAL, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-05-2022 by Mr SANKAR PRASAD BEPARI, DIRECTOR, BEPARI DEVELOPERS PRIVATE LIMITED (Private Limited Company), 235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr NIRANJAN KARMAKAR, , , Son of Late D M KARMAKAR, HIGH COURT CAL, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 05-05-2022 by Mr SANKAR PRASAD BEPARI, DIRECTOR, BEPARI DEVELOPERS PRIVATE LIMITED (Private Limited Company), 235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr NIRANJAN KARMAKAR, , , Son of Late D M KARMAKAR, HIGH COURT CAL, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,14,905/- (A(1) = Rs 1,14,859/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,14,873/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/05/2022 12:27PM with Govt. Ref. No: 192022230020068381 on 05-05-2022, Amount Rs: 1,14,873/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT5897972 on 05-05-2022, Head of Account 0030-03-104-001-16

BEPARI DEVELOPERS PVT. LTD.

Director

ment of Stamp Duty

rtified that required Stamp Duty payable for this document is Rs. 57,450/- and Stamp Duty paid by Stamp Rs 100/-, & online = Rs 57,350/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9708, Amount: Rs.100/-, Date of Purchase: 20/04/2022, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/05/2022 12:27PM with Govt. Ref. No: 192022230020068381 on 05-05-2022, Amount Rs: 57,350/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT5897972 on 05-05-2022, Head of Account 0030-02-103-003-02

Mondal

Soumitra Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

BEPARI DEVELOPERS PVT. LTD.

Director

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2022, Page from 58010 to 58036

being No 160101164 for the year 2022.

Seal of the District Sub-Registrar 1, South 24 Parganas, South 24 Parganas

Digitally signed by SOUMITRA MONDAL
Date: 2022.05.05 15:28:01 +05:30
Reason: Digital Signing of Deed.

Mondal

(Soumitra Mondal) 2022/05/05 03:28:01 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

West Bengal.

BEPARI DEVELOPERS PVT. LTD.

Director

(This document is digitally signed.)