

1000679/2022

I-00683/2022 1B

Deed



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 689158

Q/N 563438/2022

28/02/2022  
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Verified that the document is admitted to registration. The signature stamp/s and the endorsement stamp/s placed with this document are the part of this document

District Sub-Registrar  
MURKUL South 24 Parganas

**DEED OF CONVEYANCE**

28 FEB 2022

**THIS DEED OF CONVEYANCE** made this the 28<sup>th</sup> day of February, Two Thousand Twenty Two (2022)

**BETWEEN**

Sankar Prasad Bepari


BEPARI DEVELOPERS PVT. LTD.  
Sankar Prasad Bepari

Director


1260

03 FEB 2022

SL.No..... Date.....  
Rs..... 100/-  
Name..... N. Karmakar (Adv.)  
Address..... High Court.

  
SMRITI BIKASH DAS  
Govt. Licence Stamp Vendor  
Alipore Police Court  
Kot-27



  
District Sub-Registrar-I  
Alipore, South 24 Parganas

28 FEB 2022

anjam Karmakar  
Adv.  
ate D. M. Karmakar  
for Court Calcutta

**SRI ANIMESH THAKUR (PAN ACQPT3876M) (AADHAAR - 8209 5598 5286)**, Son of Late Surendra Nath Thakur, by faith Hindu, by Nationality - Indian, by Occupation- Astrologer, residing at 30/4, Pashupati Bhattacharjee Road, P.O.- Paschim Putiary, P.S. - Behala now Haridevpur, Kolkata- 700041, hereinafter collectively called and referred to as the **VENDOR** (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, successors, legal representatives and assigns) of the **ONE PART**.

**A N D**

**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 & authorised signatory **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 **PURCHASER** (which expression shall unless repugnant to the context meaning thereof be deemed to mean and include its successors -in-office, executors, administrators, and permitted assigns) of the **OTHER PART**.

*Sankar Prasad Bepari*

BEPARI DEVELOPERS PVT. LTD.  
*Sankar Prasad Bepari*

Director

**WHEREAS** one Suburban Agricultural Dairy Fisheries Ltd., having its Registered office at 75, Badridas Temple Street, Gouri bari, Police Station Manicktalla, Calcutta, filed a suit for partition against Kumud Krishna Mondal and others before the 3<sup>rd</sup> Court of Subordinate Judge at Alipore being Title Suit No. 16 of 1941 in respect of the property situate under Mouza Nayabad under Khatian No.117 & 118, Dag No.195 & 196, Police Station the then Kasba in the District of 24-Parganas along with other properties.

**AND WHEREAS** after hearing both the parties, the Learned Court was pleased to decreed the suit in preliminary form and final decree was drawn and on the basis of the Learned Commissioner's Report and the necessary allotments by demarcation were made among the parties and on the basis of respective allotments the parties in suit were in possession.

**AND WHEREAS** one Bholanath Mondal was the Defendant No.4 in the said Partition suit, and the said Bholanath Mondal during the pendency of the Partition suit died intestate on 26.08.42 leaving his widow wife Smt. Kamala Bala Mondal and son Sri Gorachand Mondal as his legal heirs and representatives. And the legal heirs of Bholanath Mondal since deceased were substituted in place of said Bholanath Mondal as Defendant No.4(Ka) and 4(Kha) in the said suit.

**AND WHEREAS** by virtue of the partition Smt. Kamala Bala Mondal and Sri Gorachand Mondal being the legal heirs of Late Bholanath Mondal at present residing at 81/3, Tollygunge Road

*Sankar Basad Bepari*

BEPARI DEVELOPERS PVT. LTD.

*Sankar Basad Bepari*

Director

under Police Station Tollygunge, Calcutta-33 has been allotted and demarcated 20 Bighas of Sali land along with other properties and the same has been morefully described in the said Schedule "MONDHENNONA" of the said final decree in Title Suit No.16 of 1941.

**AND WHEREAS** on the basis of the Partition decree the said Smt. Kamala Bala Mondal and Sri Gorachand Mondal thus seized and possessed and enjoyed the said property after mutated their names in the office of the Municipality and paying, the taxes regularly.

**AND WHEREAS** said Sri Gorachand Mondal son of Late Bholanath Mondal made a registered General Power of Attorney in favour of his mother Smt. Kamala Bala Mondal at 81/3, Tollygunge Road, Police Station Tollygunge, Calcutta-33 for sale, gift, mortgage or any kind of transfer on his behalf as he is living in Canada working for gain in respect of his immovable properties.

**AND WHEREAS** by virtue of the said Power of Attorney and for his necessities said Smt. Kamala Bala Mondal made an Agreement for Sale on 11.10.1980 of their 20 Bighas of Sali land which is situated in Dag Nos. R.S.195 & 196, R.S.Khatian Nos.117 and 118, J.L.No. 25 in Mouza Nayabad, Police Station the then Kasba in the District of 24-Parganas in respect of their respective shares in the property with Sri Sasanka Sekhar Chowdhury son of Late Kali Krishna Chowdhury of 5/21, Bijaygarh under Police Station Jadavpur, Calcutta-32

Sasanka Sekhar Chowdhury

and Sri Dharendra Nath Moitra, Son of Sri Bhuban Mohan Moitra of 2/65, Gandhi Colony, Police Station Tollygunge, Calcutta-40 for valuable consideration.

**AND WHEREAS** Sri Sasanka Sekhar Chowdhury and Sri Dharendra Nath Moitra filed a suit for Specific performance of contract in the Court of the Learned 3<sup>rd</sup> Court of Subordinate Judge at Alipore, being Title Suit No.264 of 1982 against said Smt. Kamala Bala Mondal and Sri Gora Chand Mondal. The suit was decreed on 12.12.84 in favour of Sri Sasanka Sekhar Choudhury and Sri Dharendra Nath Moitra with a direction to deposit the balance amount in court.

**AND WHEREAS** after such judgement of Mr. B. K. Lala the Learned 3<sup>rd</sup> Court of Subordinate Judge at Alipore and in compliance with the direction Sri Sasanka Sekhar Chowdhury and Sri Dharendra Nath Moitra deposited the balance amount of Rs.59,000/- (Rupees Fifty nine thousand) only in court vide Challan No. 20670 (V) on 1.8.84 and after full satisfaction of the Learned Court the sale Deed was made on 12.12.84 and duly executed and registered in favour of Sri Sasanka Sekhar Chowdhury and Sri Dharendra Nath Moitra through Court.

**AND WHERAS** being in need of money Sri Sasanka Sekhar Chowdhury and Sri Dharendra Nath Moitra Jointly sold out their lands to different purchasers out of which the Vendor therein Smt. Minati Chowdhury, Wife of Sri Prabir Kumar Chowdhury of Mahajati Nagar, P.S. Birati, Calcutta-51 under Police Station Dum Dum of these presents purchased a land measuring more

*Sankar Das Bepu*

or less 16 Cottahs demarcated fully and since being enjoyed as exclusive owner in respect of the property as purchased.

**AND WHEREAS** while Smt. Minati Chowdhury was enjoying the said property peacefully without any hindrance transferred her right, title and interest for the land measuring 2 Cottahs 12 Chittaks and 36 sq.ft. out of the said property in favour of Smt. Chitra Dutta, wife of Sri Gopal Dutta of 41/1, Ramanath Kabiraj Lane, P.S. - Bowbazar, Kolkata 12, at or for a valuable consideration mentioned therein by way of Registered Deed of Sale dated 12.08.1985 and which was registered in the office of District Sub-Registrar, Alipore and duly recorded in its Book No. -I, Volume No. 192, Pages from 349 to 362, being Deed No. 11224 for the year 1985.

**AND WHEREAS** while the said Chitra Dutta was enjoying the aforesaid property due to urgent need of money she transferred her right, title and interest for the said Sali land measuring 2 Cottahs 12 Chittaks and 36 sq.ft. in favour of Sri Animesh Thakur, Son of Late Surendra Nath Thakur, the Vendor herein at or for a valuable consideration mentioned therein by way of Bengali Saaf Bikroy Kobala on 18.07.2003 and which was registered in the office of District Sub-Registrar-III, Alipore and duly recorded in its Book No. -I, Volume No. 1, Pages from 3813 to 3830; being Deed No. 00171 for the year 2006.

**AND WHEREAS** said Sri Animesh Thakur while enjoying the said property peacefully without any hindrance duly mutated his name in the office of the Kolkata Municipal Corporation under

*Sankar Road Sur*

*2-12-06  
2-1-07  
5-07-06*

Ward No. 109 and the said property was known and numbered as Premises No. 1138 Nayabad having Assessee No. 31-109-08-1138-5 and paying taxes regularly.

**AND WHEREAS** thus the Vendor herein became the absolute owner in respect of the said Sali land measuring 2 Cottahs 12 Chittaks and 36 sq.ft. lying and situated under Mouza Nayabad, J.L. No. 25, Touzi No.- 56, R.S. Khatian Nos. - 117 & 118, R.S. Dag No. - 195, being Scheme Plot No. P-26, within the K.M.C. Premises No. 1138, Nayabad, P.S. - previously Kasba now Panchasayar, under K.M.C. Ward No.- 109, being Assessee No. having Assessee No. 31-109-08-1138-5, District South 24 Parganas.

**AND WHEREAS** now for want of urgent liquid Cash the Vendor herein has expressed his willingness to sell and the Purchaser has agreed to purchase **ALL THAT** demarcated piece and parcel of **Sali land** measuring **2 Cottahs 12 Chitaks and 36 sq.ft.** a little more or less, lying and situated under Mouza Nayabad, J.L. No. 25, Touzi No.- 56, R.S. Khatian Nos. - 117 & 118, R.S. Dag No. - 195, being Scheme Plot No. P-26, within the K.M.C. Premises No. 1138, Nayabad, P.S. - previously Kasba now Panchasayar, under K.M.C. Ward No.- 109, being Assessee No. having Assessee No. 31-109-08-1138-5, District South 24 Parganas, which is more fully and particularly described in the **Schedule** hereunder written at and for a consolidated price of **Rs. 36,00,000/- (Rupees Thirty Six Lakh)** only free from all encumbrances attachments, liens, lispence etc., of whatsoever nature.

*Sanjay Prasad Bepari*



**AND WHEREAS** the Vendor has agreed to sell and transfer **ALL THAT** demarcated piece and parcel of **Sali land** measuring **2 Cottahs 12 Chitaks and 36 sq.ft.** a little more or less, lying and situated under Mouza Nayabad, J.L. No. 25, Touzi No.- 56, R.S. Khatian Nos. - 117 & 118, R.S. Dag No. - 195, being Scheme Plot No. P-26, within the K.M.C. Premises No. 1138, Nayabad, P.S. - previously Kasba now Panchasayar, under K.M.C. Ward No.- 109, being Assessee No. having Assessee No. 31-109-08-1138-5, District South 24 Parganas, together with all easement and quasi-easement rights attached thereto including right of user of the common passage, leading to the Premises, hereby conveyed unto and in favour of the Purchaser herein, for the consideration of **Rs. 36,00,000/- (Rupees Thirty Six Lakh)** only in lumpsum free from all encumbrances, charges, liens, lispendens trusts whatsoever or howsoever, on the terms and conditions hereinafter appearing.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of **Rs. 36,00,000/- (Rupees Thirty Six Lakh)** only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor as per Memo of Consideration hereunder written (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof, forever acquit, release and discharge the Purchaser and the said Schedule Premises) the Vendor do hereby grant, convey, transfer, assign and assure unto and in favour of the Purchaser **ALL THAT** demarcated piece and

*Sankar Basad Beprari*

parcel of **Sali land** measuring **2 Cottahs 12 Chitaks and 36 sq.ft.** a little more or less, lying and situated under Mouza Nayabad, J.L. No. 25, Touzi No.- 56, R.S. Khatian Nos. - 117 & 118, R.S. Dag No. - 195, being Scheme Plot No. P-26, within the K.M.C. Premises No. 1138, Nayabad, P.S. - previously Kasba now Panchasayar, under K.M.C. Ward No.- 109, being Assessee No. having Assessee No. 31-109-08-1138-5, District South 24 Parganas, and the said Premises more fully and particularly described in the **Schedule** hereunder written and hereinafter referred to as the said Premises or howsoever otherwise the said property or any part or portion thereof now is or are or heretofore was or were situated, tenanted, butted, bounded, called, known, numbered, described or distinguished together with all sewer, water, water courses, structures, constructions, lights, liberties, privileges, easements and appurtenances whatsoever to the said Premises belonging to or anywise appertaining or usually held or enjoyed therewith or reputed belonged to or be appurtenant thereto **AND ALL THE ESTATE**, right, title, interest, claim and demand whatsoever of the Vendor together with all deeds or pattas and muniments of title whatsoever exclusively relating to or convening the said Premises or any part thereof which now are or hereafter shall or may be in the possession or power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said Premises hereby granted or expressed so to be unto and to the use of the Purchaser forever and the Vendor doth hereby for himself, his heirs, executors, administrators, successors and representatives covenant with the Purchaser shall notwithstanding any act, deed or thing by the Vendor done

Sarwan Prasad Bepari

or executed or knowingly suffered to the contrary, the Vendor is lawfully and absolutely entitled to the said Premises hereby granted, conveyed and transferred and confirmed or expressed so to be and every part thereof without any manner or condition use, trust or other thing whatsoever to alter, defeat, encumber or make void the same and that notwithstanding any such act, deed or thing whatsoever as aforesaid the Vendor has good right, full and absolute power and authority to grant, convey and confirm the said Premises hereby granted, conveyed and confirmed or expressed to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser shall and may at all times hereafter peaceably and quietly possess and receive the rent, profits and issues thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming and that free from all encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming any estate or interest in the said property or any of them or any part thereof from under or in trust for them, the Vendor or from or under any of his ancestors and/or predecessors-in-title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said Schedule property and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required at the cost of the Purchaser.

Sarwan Basad Bepari

**THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :-**

1. That the Vendor has good right, title, lawful power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land and the Premises hereby granted, conveyed, sold, transferred and assured or expressed or intended so to be free from all encumbrances and liabilities whatsoever in the manner aforesaid according to the true intent and meaning of these presents.

2. **AND** that the Purchaser shall and may now and/or at any time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said land and the Premises hereby granted, sold, conveyed and received and take the rents, issues and profits thereof and every part thereof with heritable and transferable right without any lawful act suit hindrance eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any other person or persons lawfully or equitably claiming from under or in trust for him.

3. **AND** the Vendor up to the date of sale has made and kept the property free and clear and freely and clearly and absolutely acquitted, exonerated, discharged or released at the costs and expenses of the Vendor and also well and sufficiently saved, defended, kept harmless and indemnified and from and against all manner or estate, mortgage, charges, liens, lispensens, claims, demands, attachments, debts, liabilities and

Sasankar Prasad Bepari

encumbrances whatsoever including payment of up to date taxes and other outgoing charges for the said **Schedule** Premises.

4. **AND** further the Vendor and all other persons having lawfully equitably claiming any estate, right, title, interest, property, claim or demand whatsoever into or upon the said land and Premises hereby granted, sold, conveyed, transferred and assured or expressed or intended so to be or any part thereof from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds, matters and things for further better and more perfectly and satisfactorily assuring the title to the said Premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

5. That the Vendor has handed over the peaceful and khas possession of the said **Schedule** Premises to the Purchaser. The Purchaser shall be entitled to mutate his name in the Office records of the Kolkata Municipal Corporation as well as B. L. & L. R. O. and in any other Government department in place of the Vendor without obtaining any further consent from the Vendor herein.

Sankar Prasad Bepari

**SCHEDULE ABOVE REFERRED TO****(Description of the Premises hereby conveyed)**

**ALL THAT** demarcated piece and parcel of **Sali land** measuring **2 Cottahs 12 Chitaks and 36 sq.ft.** a little more or less, lying and situated under Mouza Nayabad, J.L. No. 25, Touzi No.- 56, R.S. Khatian Nos. - 117 & 118, R.S. Dag No. - 195, being Scheme Plot No. P-26, within the K.M.C. Premises No. 1138, Nayabad, P.S. - previously Kasba now Panchasayar, under K.M.C. Ward No.- 109, being Assessee No. having Assessee No. 31-109-08-1138-5, District South 24 Parganas, which is delineated in the **Map** or **Plan** annexed herewith and marked with **RED** border line and be treated as a part of this Deed and which is butted and bounded as follows :-

**ON THE NORTH** : By 30' Ft Wide Common Passage;  
**ON THE EAST** : By Plot No. P-25  
**ON THE SOUTH** : By Plot No. P-36  
**ON THE WEST** : By Plot No. P-27

Saraker Prasad Bapani

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

**SIGNED, SEALED AND DELIVERED**

by the Vendor in Kolkata in presence of :

1. Pijush Kanti Dey  
Advocate  
Alipore Police Court  
Kolkata-700027.

Animesh Thakur

(SIGNATURE OF THE VENDOR)

BEPARI DEVELOPERS PVT. LTD.

Sankar Prasad Bepari

Director

(SIGNATURE OF THE PURCHASER)

2. Biras's Anka  
3425 Nayabad  
Kolkata-700099

Drafted by:

Niranjan Karmakar

Niranjan Karmakar  
Advocate

WB-691/1993  
Calcutta High Court  
Kolkata-700001

**MEMO OF CONSIDERATION**

**RECEIVED** from the within named Purchaser the within mentioned sum of **Rs. 36,00,000/- (Rupees Thirty Six Lakh)** only as total consideration payable by these presents in the following manner :

Date	Cheque No.	Bank/Branch	Amount (Rs.)
22.02.2022	160633	Indian Bank, Santoshpur	6,00,000.00
23.02.2022	030819	Indian Bank, Lake Gardens	9,00,000.00
23.02.2022	030820	Indian Bank, Lake Gardens	9,00,000.00
23.02.2022	030821	Indian Bank, Lake Gardens	9,00,000.00
23.02.2022	030822	Indian Bank, Lake Gardens	3,00,000.00
			<b>36,00,000.00</b>

**(Rupees Thirty Six Lakh) only**

**WITNESSES**

1. *Jyesh Kankaria*  
Advocate  
Alipore Police Court  
Kolkata 700027.
2. *Bivasin Datta*  
3425 Nayabud  
Kul. 700099

*Animesh Thakur*

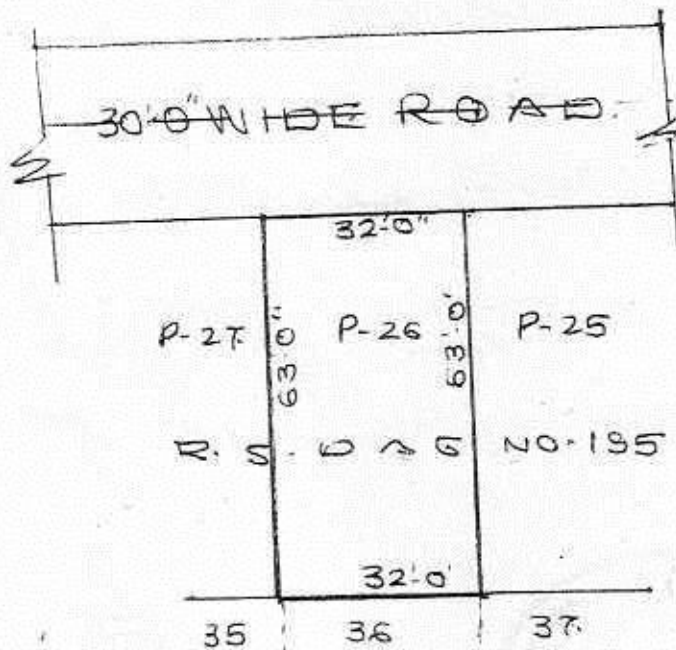
**(SIGNATURE OF THE VENDOR)**



THE PLAN OF LAND AT MOLZA-NAYABAD, J.L. NO. 5, SHEET NO. 2, PART OF R.S.DAG NO-195, AT PREM. NO-1138, NAYABAD, KOLKATA-700099, P.S.-PURBA JADAVPUR, UNDER K.M.C. WARD NO-109, DIST-24P65(CS) ASSESSEE NO-311090811385,

AREA OF LAND-2K-12 CH-36 SFT (MH)-SHOWN IN RED BORDER












SCALE: 1"=30'-0"














Animesh Thakur  
S/G-OF VENDOR

BEPARI DEVELOPERS PVT. LTD  
Sankar Prasad Bepari  
Director  
S/G-OF PURCHASER



B. BANERJEE  
CIVIL DRAFTSMAN SURVEYOR  
Alipur Police Court  
Reg. No.-0741/09  
T.M.A.C.E. B.M.

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

NAME ANIMESH THAKUR SIGNATURE Animesh Thakur

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

NAME SANKAR PRASAD BEPARI SIGNATURE Sankar Prasad Bepari

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

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACQPT3876M



नाम /NAME

ANIMESH THAKUR

पिता का नाम /FATHER'S NAME

SURENDRA NATH THAKUR

जन्म तिथि /DATE OF BIRTH

07-04-1966

हस्ताक्षर /SIGNATURE

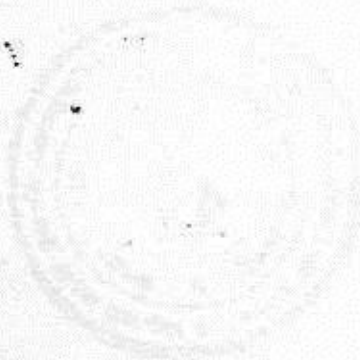
*Animesh Thakur*

*(Signature)*

असुर अय्य, एन. 111

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

*Animesh Thakur*





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

অনন্যকারিত্ব আই ডি / Enrollment No. : 1040/19865/42764

To  
**Animesh Thakur**  
 অনিমেশ তাকুর  
 30/4  
 P.B ROAD  
 Paschim Puturi, Kolkata  
 West Bengal - 700041

21/01/2013



KL190414709DF  
 19041470



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**8209 5598 5286**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 GOVERNMENT OF INDIA



অনিমেশ তাকুর  
**Animesh Thakur**  
 পিতা: সুরেন্দ্রনাথ তাকুর  
 Father : SURENDRANATH THAKUR

জন্ম বর্ষ/Year of Birth: 1966  
 লিঙ্গ: Male

**8209 5598 5286**



আধার - সাধারণ মানুষের অধিকার

Animesh Thakur

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAHCB2128C

नाम / Name  
BEPARI DEVELOPERS PRIVATE LIMITED

निगम/संस्था की तारीख  
Date of Incorporation / Formation  
26/04/2017

11002017

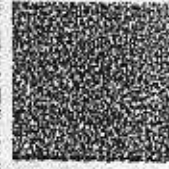
Seemka Prasad Bepari

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्वामी अकाउंट कार्ड  
Permanent Account Number Card  
AQQPB2242R

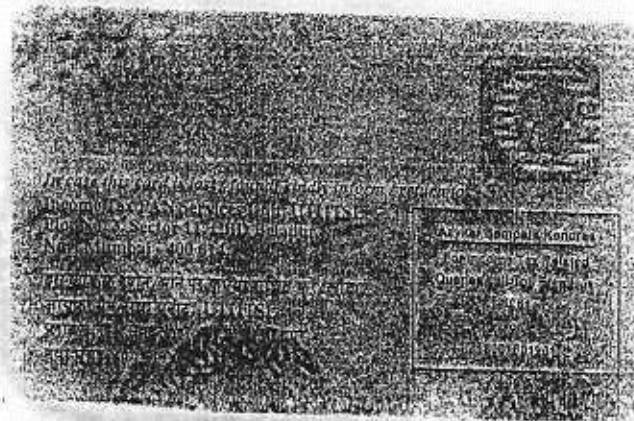


नाम / Name  
SANKAR PRASAD BEPARI

पिता का नाम / Father's Name  
SHYAMLAL BEPARI

जन्म की तिथि /  
Date of Birth  
04/09/1973

पता / Address  
[Illegible]



Sankar Prasad Bepari



ভারত সরকার  
Government of India

শঙ্কর 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 পরিচিতি অধিদপ্তর  
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, 700069

3462 0869 4688

1847  
1800 300 1847

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Sankar Prasad Bepari



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

GRN Details

GRN: 192021220194677921 Payment Mode: Online Payment  
GRN Date: 28/02/2022 11:29:04 Bank/Gateway: State Bank of India  
BRN : CKS9453679 BRN Date: 28/02/2022 11:02:06  
Payment Status: Successful Payment Ref. No: 2000563438/15/2022  
[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: 2000563438  
Applicant's Name: Mr NIRANJAN KARMAKAR  
Identification No: 2000563438/15/2022  
Remarks: Sale, Sale Document Payment No 15

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000563438/15/2022	Property Registration- Stamp duty	0030-02-103-003-02	211600
2	2000563438/15/2022	Property Registration- Registration Fees	0030-03-104-001-16	52934
			Total	264534

IN WORDS: TWO LAKH SIXTY FOUR THOUSAND FIVE HUNDRED THIRTY FOUR ONLY.



## Major Information of the Deed



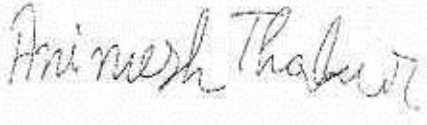
Deed No :	I-1601-00683/2022	Date of Registration	28/02/2022
Query No / Year	1601-2000563438/2022	Office where deed is registered	
Query Date	21/02/2022 1:06:16 PM	1601-2000563438/2022	
Applicant Name, Address & Other Details	NIRANJAN KARMAKAR CALCUTTA HIGH COURT,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN-700001, Mobile No. : 9163491088, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 36,00,000/-	Rs. 52,91,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,11,700/- (Article:23)	Rs. 52,966/- (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: 1138, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 12 Chatak 36 Sq Ft	36,00,000/-	52,91,999/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				<b>4.62Dec</b>	<b>36,00,000 /-</b>	<b>52,91,999 /-</b>	




### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr ANIMESH THAKUR</b> Son of Late Surendra Nath Thakur Executed by: Self, Date of Execution: 28/02/2022 , Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office	 <small>28/02/2022</small>	 <small>LTI 28/02/2022</small>	 <small>28/02/2022</small>
30/4, Pashupati Bhattacharjee Road, City:- Not Specified, P.O:- Paschim Putiary, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: acxxxxxx6m, Aadhaar No: 82xxxxxxxx5286, Status :Individual, Executed by: Self, Date of Execution: 28/02/2022 , Admitted by: Self, Date of Admission: 28/02/2022 ,Place : Office				



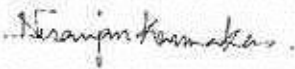
er Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BEPARI DEVELOPERS PRIVATE LIMITED</b> 235, Nayabad (Nabodit),, City:- Not Specified, 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	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri SANKAR PRASAD BEPARI (Presentant)</b> Son of Shri Shyamal Bepari Date of Execution - 28/02/2022, , Admitted by: Self, Date of Admission: 28/02/2022, Place of Admission of Execution: Office			
		Feb 28 2022 12:31PM	LTI 28/02/2022	28/02/2022
	235, Nayabad (Nabodit),, City:- Not Specified, 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/ Authorized Signatory)			

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr NIRANJAN KARMAKAR</b> Son of Late D M KARMAKAR HIGH COURT, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	28/02/2022	28/02/2022	28/02/2022
Identifier Of Mr ANIMESH THAKUR, Shri SANKAR PRASAD BEPARI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ANIMESH THAKUR	BEPARI DEVELOPERS PRIVATE LIMITED-4.62 Dec

BEPARI DEVELOPERS PVT. LTD.

Director

28-02-2022

**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 12:24 hrs on 28-02-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Shri 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 52,91,999/-

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

Execution is admitted on 28/02/2022 by Mr ANIMESH THAKUR, Son of Late Surendra Nath Thakur, 30/4, Pashupati Bhattacharjee Road, P.O: Paschim Putiary, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Others

Identified by Mr NIRANJAN KARMAKAR, , , Son of Late D M KARMAKAR, HIGH COURT, P.O: GPO, Thana: Hare 23 Street, , 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 28-02-2022 by Shri SANKAR PRASAD BEPARI, Director/ Authorized Signatory, BEPARI DEVELOPERS PRIVATE LIMITED (Private Limited Company), 235, Nayabad (Nabodit), City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr NIRANJAN KARMAKAR, , , Son of Late D M KARMAKAR, HIGH COURT, P.O: GPO, Thana: Hare Street, , 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 52,966/- ( A(1) = Rs 52,920/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 52,934/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/02/2022 11:30AM with Govt. Ref. No: 192021220194677921 on 28-02-2022, Amount Rs: 52,934/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKS9453679 on 28-02-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,11,700/- and Stamp Duty paid by Stamp Rs-100/-, by online = Rs 2,11,600/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1260, Amount: Rs.100/-, Date of Purchase: 03/02/2022, Vendor name: S B Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/02/2022 11:30AM with Govt. Ref. No: 192021220194677921 on 28-02-2022, Amount Rs: 2,11,600/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKS9453679 on 28-02-2022, Head of Account 0030-02-103-003-02

*Soumitra 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.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2022, Page from 37007 to 37036  
being No 160100683 for the year 2022.



Digitally signed by SOUMITRA MONDAL  
Date: 2022.03.02 15:50:08 +05:30  
Reason: Digital Signing of Deed.

*Soumitra*

(Soumitra Mondal) 2022/03/02 03:50:08 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

BEPARI DEVELOPERS PVT. LTD.

*Sanika Pradeep*

Director

(This document is digitally signed.)