

05073/2023

P-04965/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 305334

C. Case NO. 778/23

/ Q. NO. 1506-2001139482/2023

Certified that the document is conformable  
to registration. The Signature Sheet and  
Instrument Sheets Attached to the  
Instrument are the part of the document.

Sub-Registrar  
West Bengal, India

16 MAY 2023

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 12<sup>th</sup> day of

May, 2023 (Two Thousand Twenty Three);

BETWEEN

39556

m/s. Green Square Projects

NAME \_\_\_\_\_  
 ADD. \_\_\_\_\_  
 Rs. 12500  
 - 8 MAY 2023  
 SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kol-1

211 B.T. Road,  
Baranagar  
Kolkata 36

Pradip Ch Kar  
V.C. No. 2904

Pradip Ch Kar  
V.C. No. 2905

Vita Gupta  
V.C. No. 2906

V.C. No. 2907

12/5/23

8 MAY 2023



Identified by me:  
Rakesh Kr. Gupta,  
10 Late Ram Kishore Gupta,  
111 B.T. Road, 'Malancha',  
P.O. & S. Baranagar,  
Kolkata - 700036.  
Occupation: Profession.

Addt. District Sub-Registrar  
Cossipore, Dum Dum

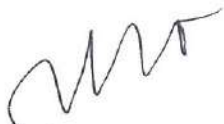
12 MAY 2023

**M/S FIVESTAR DEALCOM PVT. LTD.” PAN AABCF7652H, CIN No. U51909WB2011PTC164840**, a company registered under the Companies Act, 1956 having its Registered office at 21 Princep Street, P.O. & P.S- Bowbazar , Kolkata - 700 072, represented by its Director **MR. RISHI FOGLA, PAN. AAIPF3647G, AADHAAR No. 4021 8359 7232**, son of Sri Vishnu Kumar Fogla, by faith - Hindu, Nationality - Indian, by Occupation - Business, residing at FOGLA HIOUSE, 78/8, Block- E, Circus Avenue, P.O. & P.S- New Alipore, Kolkata - 700 053, District- Kolkata, **Mobile No. 9831304922**, hereinafter called and referred to as the **"VENDOR / OWNER"** (which term and expression shall unless excluded by or repugnant-to the subject or context be deemed to mean and include its successor in interest, Executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

**“M/S GREEN SQUARE PROJECTS” PAN. AAOFG4084A** a partnership firm registered under the Partnership Act, 1932 having its principal place of business at 211, B. T. Road, P.O. & P.S. Baranagar, Kolkata - 700 036, District - North 24 Parganas, Mobile No. 9831219729, represented by its Authorized Partners **(1) SRI PRADIP CHANDRA KAR, PAN. AEKPK3929C, AADHAAR No. 8772 0277 3603**, son of Late Gopal Chandra Kar, by faith - Hindu, Nationality - Indian, Occupation - Business, residing at 31/1, Bagha Jatin Road, P.O. Baranagar, P.S. Baranagar, Kolkata - 700036, District - North 24 Parganas, **Mobile No. 9874371999, (2) SMT ANITA GUPTA, PAN. AEWPK6197E, AADHAAR No.9582 8729 0956**, wife of Sri Rakesh Kumar Gupta, by faith - Hindu, Nationality - Indian, Occupation - Business, residing at 211, B. T. Road, P.O. & P.S. Baranagar, Kolkata



  
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↑ 2 MAY 2023

- 700 036, District - North 24 Parganas, **Mobile No. 9163872240, (3) SRI AJAY KUMAR SINGHAL, PAN NO. AHNPS5840C, AADHAAR No. 6341 7145 3559**, son of Late Chander Bhan Singhal, by faith - Hindu, Nationality - Indian, Occupation - Business, residing at VV-3, Civil Township, P.O. Panposh, P.S. Raghunath Pally, Rourkela, District - Sundargarh, Odisha - 769004, represented by his constitute Attorney **SMT. ANITA GUPTA**, the party No. 2 herein, appointed by registered Deed of General Power of Attorney dated 3 rd September, 2016, registered in the office of Additional Registrar of Assurance, Office of the A.R.A. - III, Kolkata recorded in Book No. IV, C.D. Volume No. 1903-2016, Page from 129986 to 130010 being No. 190305439 for the year 2016 **AND (4) SRI BRAJESH KUMAR GUPTA, PAN NO. ADXPG8536B, AADHAAR No. 4729 7751 2353**, son of Late Ram Kishore Gupta, by faith - Hindu, Nationality - Indian, Occupation - Business, residing at VV-3, Civil Township, P.O. Panposh, P.S. Raghunath Pally, Rourkela, District - Sundargarh, Odisha - 769004, represented by his constitute Attorney **SMT. ANITA GUPTA**, the party No. 2 herein, appointed by registered Deed of General Power of Attorney dated 3 rd September, 2016, registered in the office of Additional Registrar of Assurance, Office of the A.R.A. - III, Kolkata recorded in Book No. IV, C.D. Volume No. 1903-2016, Page from 129986 to 130010 being No. 190305439 for the year 2016, hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and its heirs, executors and administrators of the last surviving partner and their assigns) of the **SECOND PART.**



*[Handwritten Signature]*  
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↑ 2 MAY 2023

**WHEREAS** one Ashisdhon Ganguly alias Asheesdhon Ganguly became the absolute owner in respect of Northern Part of premises No. 277, Barrackpore Trunk Road, Kolkata- 700036 measuring the land of 19 Cottahs 6 Chittcks 40 Sq. ft. be the same or a little more or less by virtue of Registered Deed of Partition dated 30<sup>th</sup> October, 1963, which is reflected in part-II of Schedule 'E' property of the said registered Deed of Partition as allottee of the same, registered in the office of Additional Registrar of Assurance Kolkata, recorded in Book no. I, Volume No. 195, Pages 137 to 201. Being no. 6706, for the year 1963.

**AND WHEREAS** the said Deed of Partition dated 30<sup>th</sup> October, 1963 was acted upon in all respects and the same has not been challenged in any competent court of law or varied or modified in any manner whatsoever and the said allottee Ashisdhon Ganguly since deceased, during his life time obtained exclusive right of ownership as well as physical possession in respect of the said northern portion of Premises No.277, Barrackpore Trunk Road, Kolkata (which is for the sake of brevity hereinafter referred to as the said allotted plot).

**AND WHEREAS** the said Ashisdhon Ganguly by exercise his right of absolute ownership in respect of his said allotted plot measuring about 19 Cottahs 6 Chittcks 40 Sq. ft. together with all buildings and structures standing thereupon (all of which were constructed prior to 1976), duly mutated his name in the concern Municipal records by exercising his right title and interest therein without any hindrance claim question or demand being raised by anybody in this behalf.

**AND WHEREAS** the said Ashisdhon Ganguly died intestate on 14<sup>th</sup> January, 2007 leaving behind him surviving his widow Minati



*[Handwritten Signature]*  
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↑ 2 MAY 2023



Ganguly, one married daughter Nupur Das and two sons namely Anjan Ganguly and Avijit Ganguly as his legal heiresses/ heir and successors and as such they became joint owners of the said land measuring about 19 Cottahs 6 Chittcks 40 Sq. ft and structure of the said premises, exercised their such right of joint ownership in respect thereof said property without any hindrance claim question or demand being raised by anybody in this behalf.

**AND WHEREAS** the said legal heiresses/heirs and successors of Ashisdhon Ganguly sold, conveyance and transferred demarcated part of land from said inherited allotted plot on valuable consideration to M/S Priya Purnima Credits Private Limited by a Deed of Conveyance, dated 11<sup>th</sup> November, 2009, duly registered in the Office of A.R.A.-II, Kolkata, recorded in Book No. I, C.D. Volume No.25, Pages 7125 to 7141, Being No.12455, for the year 2009 and as such the purchaser M/S Priya Purnima Credits Private Limited has obtained possession of the said purchased land with structure therein and as such the said legal heiresses/ heirs of Ashisdhon Ganguly were in possession of remaining plot of land measuring a little more or less 10 Cottahs 9 Chittacks 21 Sq. ft and structure thereon, fully and particularly described in **SCHEDULE** hereunder having their full right, title, interest with physical possession therein.

**AND WHEREAS** by registered Deed of Conveyance dated 06<sup>th</sup> August 2011, registered in the office of A.R.A II, Kolkata, recorded in Book No. I, Volume No. 38, Pages from 1627 to 1647, being no. 10201 for the year 2011, the legal heiresses/heirs and successors of Ashisdhon Ganguly sold, conveyance and transferred the said remaning plot of land measuring 10 Cottahs 9 Chittacks 21 Sq. ft. be



*[Handwritten signature]*

Addl. District Sub-Registrar  
Cossipore, Dum Dum

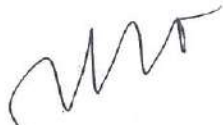
↑ 2 MAY 2023

the same or a little more or less together with building and structures standing thereupon, fully and particularly described in the SCHEDULE hereunder as joint owner of the same to **M/S FIVESTAR DEALCOM PVT. LTD**, the vendors herein and as such **M/S FIVESTAR DEALCOM PVT. LTD** become the absolute owner of the said property having it full right, title & interest therein with its physical possession, and mutated its name in the record of Baranagar Municipality as owner of the same.

**AND WHEREAS** while sufficiently seized, possessed of and well entitled the said property fully and particularly describe in the SCHEDULE hereunder by **M/S FIVESTAR DEALCOM PVT. LTD**, The said Municipal Premises No. 277, Barrackpore Trunk Road, had been changed and re-numbered as premises no. 277/A, Barrackpore Trunk Road. This property is free from all encumbrances and there is no case pending in respect of the said property.

**AND WHEREAS** the party of the **FIRST PART** herein being the sole and absolute owner of the property, being Premises No.277/A, Barrackpore Trunk Road, P.O & P.S- Baranagar, Kolkata-700036, fully and particularly described **SCHEDULE** hereunder with its full right title and interest thereon having physical possession therein, without any occupant or tenant or licensee or trespasser therein free from all encumbrances decided to sell the same as per resolution of Board of the company and the **PARTY OF THE SECOND PART/PURCHASER** agreed to purchase the said property being Premises No.277/A, Barrackpore Trunk Road, Kolkata-700036, District - North 24 Parganas measuring more or less 10 Cottahs 9 Chittacks 21 Sq.ft morefully and particularly described in **SCHEDULE**



  
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Cossipore, Dum Dum

12 MAY 2023

hereunder for and total consideration of **Rs. 3,17,75,000/- (Rupees Three Crore Seventeen Lakhs Seventy Five Thousand)** only to be paid by the **PURCHASER**. The said consideration money is exclusive any Government duties as applicable, which to be assessed upon the consideration money to be paid by the **PARTY OF THE SECOND PART/PURCHASER** to the **VENDORS/PARTY OF THE FIRST PART**.

**NOW THIS INDENTURE WITNESSETH** that in pursuance in consideration of sum of **Rs. 3,17,75,000/- (Rupees Three Crore Seventeen Lakhs Seventy Five Thousand)** only paid by the Purchaser to the Owners/Vendors on or before the execution of these present (The receipt where of the Owners/Vendors herby admit and acknowledge) and of and from the same and every part thereof acquit, release and forever discharge and delivered vacant physical possession to the Purchaser of the said property and Vendor do hereby indefeasible grant, sell, convey transfer, assign and assure unto in favour of the Purchaser **ALL THAT** piece and parcel of land measuring about 10 Cottahs 9 Chittacks 21 Sq.ft., of Premises No.277/A, Barrackpore Trunk Road, Kolkata-700036, District - North 24 Parganas with structure building as under Baranagar Municipality more fully described in the **SCHEDULE** hereunder **TOGETHER WITH** the undivided impartible proportionate share of land there unto morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and shown in the annexed plan hereto and herein after referred to as the said property **TOGETHER WITH** common path and ways in the said building free form all encumbrances whatsoever, morefully described in the **SCHEDULE** hereunder written **TOGETHER WITH** privileges rights, easements and

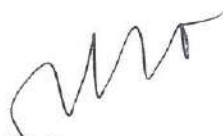


*[Handwritten Signature]*  
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↑ 2 MAY 2023

quasi-easements, reservation and restriction as are morefully contained applicable for sale and/or transfer of said property **TO HAVE AND TO HOLD** the said property here by granted, sold, conveyed and transferred or expressed and intended as to be unto the use of the Purchaser, its successors, successors in interest, executors, representatives and assigns forever free from all encumbrances **AND** the Owners/Vendors any of their predecessor-in-title, executed knowingly so far as to the contrary, the Owners/Vendors and the Purchaser now have good right, full power, absolute authority of the said property and indefeasible title to grant, sell, convey and transfer, the said property hereby granted, sold, conveyed and transferred or expressed or intended so to do so unto and to the use of the Purchaser or their heirs, executors, administrators, representative and assigns shall from this day and may at all times hereafter peaceable and quit and possess and enjoy the said property and receive the rents, issues and profits thereof without any lawful eviction, interruptions, hindrances claims or demand whatsoever from the Owners/Vendors or any person or persons lawfully and equitable claiming from under or in trust from, them or from or under any of its predecessor-in-title **ALL THAT** free and clear freely and clearly absolutely exonerated and released otherwise by and at the costs and expenses of the Owners/Vendors well and sufficiently secured from or against all and all manner of claims charges, debts, liens attachment and encumbrances. The Owner's/Vendors conveyed the common portion of the said property to the Purchaser herein for common enjoyment of the same. Conveyed the said property at a total consideration of **Rs. 3,17,75,000/- (Rupees Three Crore Seventeen Lakhs Seventy Five Thousand)** only which is more fully mentioned



  
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12 MAY 2023



in **memo of consideration** hereunder and shown in colour **RED** Border in the **Map** or **Plan** annexed herewith, which is part of the deed.

**SCHEDULE OF THE PROPERTY**

**ALL THAT** the price and parcel of land containing an area of 10 Cottahs 9 Chittacks 21 Sq. ft. be the same a little more or less together with one storied tin and/or asbestos shed structure standing thereupon having a total area of 300 Sq. ft. being premises No. 277/A, Barrackpore Trunk Road, Kolkata - 700 036, within the limits of Ward No.24 of Baranagar Municipality, P.S. Baranagar comprised in and being part of C.S./R.S. Dag Nos.425, 426 and 427, corresponding to L.R Dag Nos. 777, 778, & 779, C.S./R.S. Khatian Nos.1104, 1112, and 1105, corresponding to L.R. Khatian Nos. 2508, Mouza Nainan, J.L.No. 8, Touzi No.1298/2833, Municipal Holding No.124, Assessment No. 1201202006151, District - 24 Parganas (North), butted and bounded as follows

- On The North By: 18' wide Ghosh Para Lane
- On The East By: Part of Premises No.277, B.T. Road ;
- On The West By: Municipal Drain & Jadav Ghosh Lane;
- On The South By: 15' wide Municipal Road & Jumac MFG Pvt, Ltd.



*[Handwritten signature]*

Addl. District Sub-Registrar  
Cossipore, Dum Dum

↑ 2 MAY 2023

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

SIGNED, SEALED AND DELIVERED

in Presence of witnesses :

**WITNESSES:**

1. *A Chaturvedi*  
**ANURITA CHATURVEDI**  
RCTC,  
Calcutta Race  
course  
KOL- 22

2. *M J F*  
**Rakshw. Gupta.**  
211 B.T. Road Baranagar  
Kolkata. 700036.

FIVESTAR DEALCOM PVT. LTD

*[Signature]*  
Director

**SIGNATURE OF THE OWNER/VENDOR**

GREEN SQUARE PROJECTS  
*Pradip Chakr*  
1. ....Partner.

*Anita Gupta*  
**ANITA GUPTA**  
Constituted Attorney of  
Sri Ajay Kumar Singhal  
Sri Brajesh Kumar Gupta

GREEN SQUARE PROJECTS  
*Anita Gupta*  
2. ....Partner.

**SIGNATURE OF THE PURCHASER**

**Drafted by:-**


*Srabani De Ghoshal*

**Srabani De Ghoshal**

Advocate

High Court, Calcutta  
Mob:9830170789,  
Enroll No.W.B.-1838/95.



  
Addl. District Sub-Registrar  
Cossipore, Dum Dum

↑ 2 MAY 2023

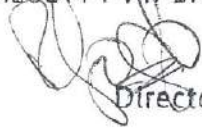
**MEMO OF CONSIDERATION**

**RECEIVED** from the within named "**PURCHASER**" the sum of **Rs. 3,17,75,000/- (Rupees Three Crore Seventeen Lakhs Seventy Five Thousand)** only in the name of vendor as per memo given on the following manner :

- |   |                   |
|---|-------------------|
| 1. RTGS by Chq. No. 000952,<br>dated 10.05.2023, HDFC Bank,<br>Dunlop Branch. | Rs. 2,50,00,000/- |
| 2. RTGS by Chq. No. 000954,<br>dated 11.05.2023, HDFC Bank,<br>Dunlop Branch. | Rs. 64,57,250/-   |
| 3. TDS 1%   | Rs. 3,17,750/-    |

**Total Rs. 3,17,75,000/- (Rupees Three Core Seventeen Lakhs Seventy Five Thousand) only.**

**W I T N E S S :-**

1. *A Chaturvedi*  
RCC, ANURITA CHATURVEDI  
CALCUTTA RACE COURSE  
KOL - 700022
- FIVESTAR DEALCOM PVT. LTD  
  
Director
- SIGNATURE OF THE VENDOR/ OWNER**

2. *M. J. H.*  
Rakshini Gupta.  
211 B.T. Road Baranagar.  
Kolkata - 700036.



*[Handwritten signature]*

Addl. District Sub-Registrar  
Cossipore, Dum Dum

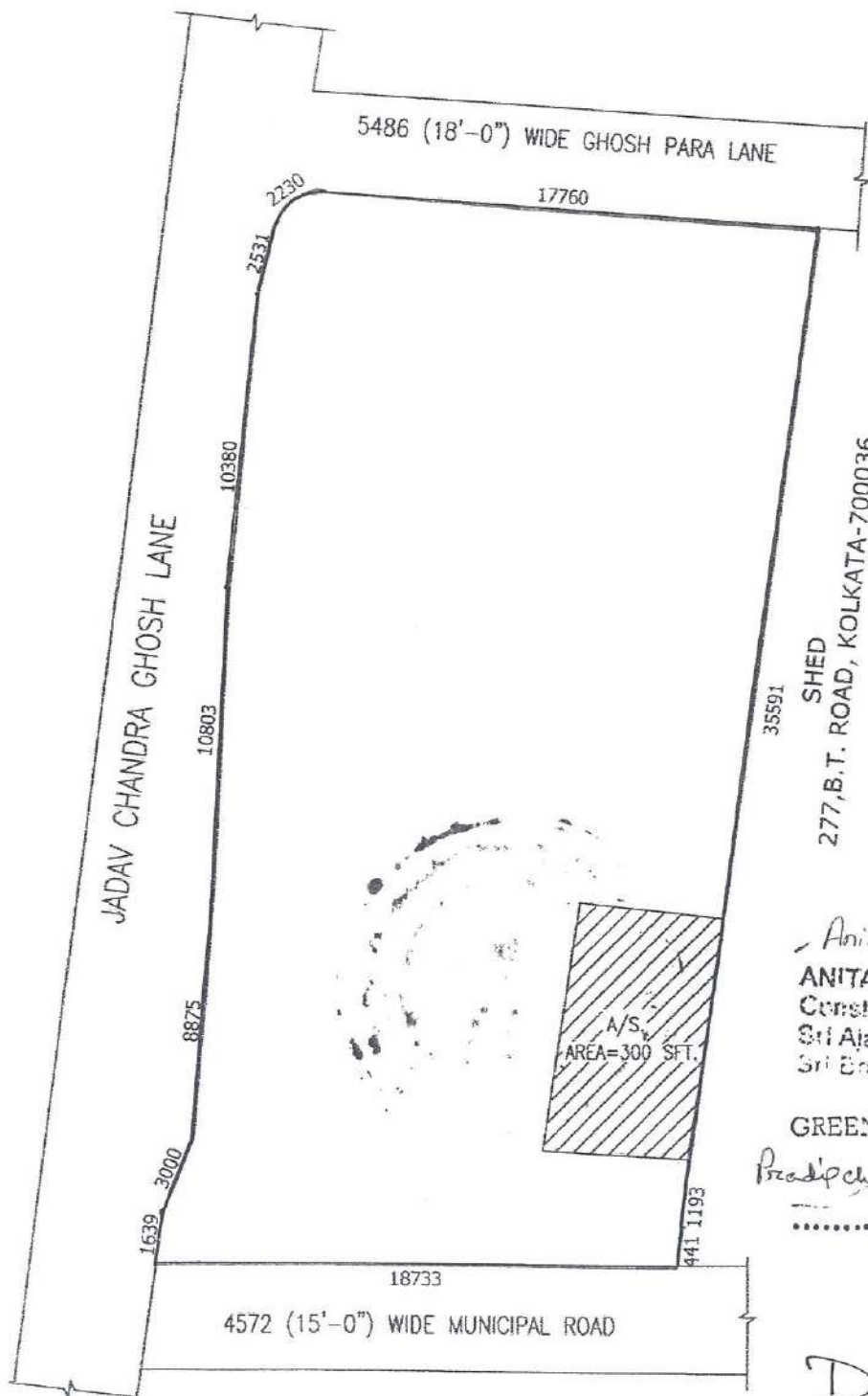
↑ 2 MAY 2023


SITE PLAN OF PREMISES NO-277/A, BARRACKPORE TRUNK ROAD, KOLKATA-700036,  
MOUZA-NAINAN, J.L. NO-8, TOUZI NO-1298/2833, C.S./R.S. DAG NO-425, 426 & 427,  
L.R. DAG NO-777, 778 & 779, C.S./R.S. KHATIAN NO-1104, 1112 & 1105, L.R. KHATIAN  
NO-2508, WARD NO-24, P.S. & MUNICIPALITY-BARANAGAR, DIST.-24 PGS. (N).

SCALE=1:250

AREA OF LAND = 10K-9CH.-21 SFT. (M/L.) SHOWN BY 

EX. A/S. AREA = 300 SFT.



SHED  
277, B.T. ROAD, KOLKATA-700036  
FIVESTAR DEALCON PVT. LTD  
  
Director

SIG. OF VENDOR'S

Anita Gupta.  
ANITA GUPTA  
Constituted Attorney of  
Sri Ajay Kumar Singhal  
Sri Brajesh Kumar Gupta

GREEN SQUARE PROJECTS  
Producer Anita Gupta.  
.....Partner.

SIG. OF PURCHASER'S

Dipankar Dutta  
DIPANKAR DUTTA, (L.B.S)  
Under The Kolkata Municipal Corporation  
License No.:- I/1323

DRAWN BY



*[Handwritten Signature]*  
Addl. District Sub-Registrar  
Cossipore, Dum Dum

↑ 2 MAY 2023



**SPECIMEN FORM FOR TEN FINGERPRINTS**



Left Hand

Right Hand

Name Pradipakar  
Signature \_\_\_\_\_

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger
Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger



Left Hand

Right Hand

Name Anita Gupta  
Signature \_\_\_\_\_

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger



Left Hand

Right Hand

Name \_\_\_\_\_  
Signature [Signature]



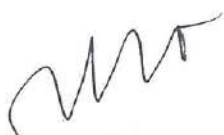
Left Hand

Right Hand

Name \_\_\_\_\_  
Signature \_\_\_\_\_

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger



  
Addl. District Sub-Registrar  
Cossipore, Dum Dum










12 MAY 2023



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas  
Signature / LTI Sheet of Query No/Year 15062001139482/2023

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



SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr RISHI FOGLA FOGLA HIOUSE, 78/8, Block - E, Circus Avenue, City:- , P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053	Represent ative of Seller [FIVESTA R DEALCO M PRIVATE LIMITED ]			 12/05/23.
2	Mr PRADIP CHANDRA KAR 31/1, Bagha Jatin Road, City:- , P.O:- Baranagar, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700036	Represent ative of Buyer [GREEN SQUARE PROJECT S ]			 12-5-2023
3	Mrs ANITA GUPTA 211, B.T. Road, City:- , P.O:- Baranagar, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700036	Represent ative of Buyer [GREEN SQUARE PROJECT S ]			 12.5.2023

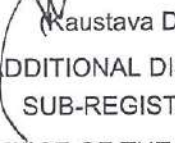


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Addl. District Sub-Registrar  
Cossipore, Dum Dum

↑ 2 MAY 2023

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Rakesh Kumar Gupta Son of Late Ram Kishore Gupta 211, B.T.Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:-700036	Mr RISHI FOGLA, Mr PRADIP CHANDRA KAR, Mrs ANITA GUPTA			Rakesh kumar Gupta 12.05.2023

  
 (Kaustava Dey)  
 ADDITIONAL DISTRICT  
 SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R.  
 COSSIPORE DUMDUM  
 North 24-Parganas, West  
 Bengal

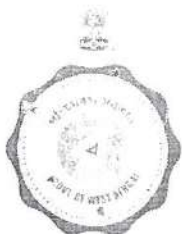
Addl. District Sub-Registrar  
 Cossipore, Dum Dum



*[Handwritten signature]*

Addl. District Sub-Registrar  
Cossipore, Dum Dum

12 MAY 2023



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



192023240048862511

GRN Details

GRN: 192023240048862511 Payment Mode: Online Payment  
GRN Date: 11/05/2023 13:58:46 Bank/Gateway: HDFC Bank  
BRN : 2147288560 BRN Date: 11/05/2023 14:01:27  
GRIPS Payment ID: 110520232004886250 Payment Init. Date: 11/05/2023 13:58:46  
Payment Status: Successful Payment Ref. No: 2001139482/4/2023  
[Query No\*/Query Year]

Depositor Details

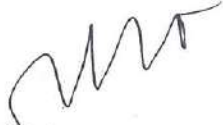
Depositor's Name: GREEN SQUARE PROJECTS  
Address: 211,B.T.ROAD BARANAGAR KOLKATA, West Bengal, 700036  
Mobile: 9831219729  
Contact No: 09831219729  
Depositor Status: Others  
Query No: 2001139482  
Applicant's Name: Mrs SRABANI DE GHOSHAL  
Identification No: 2001139482/4/2023  
Remarks: Sale, Sale Document  
Period From (dd/mm/yyyy): 11/05/2023  
Period To (dd/mm/yyyy): 11/05/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001139482/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	2147883
2	2001139482/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	429787
3	2001139482/4/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	660
			<b>Total</b>	<b>2578330</b>

IN WORDS: TWENTY FIVE LAKH SEVENTY EIGHT THOUSAND THREE HUNDRED THIRTY ONLY.



  
Addl. District Sub-Registrar  
Cossipore, Dum Dum

12 MAY 2023



## Major Information of the Deed

Deed No :	I-1506-04965/2023	Date of Registration	16/05/2023
Query No / Year	1506-2001139482/2023	Office where deed is registered	
Query Date	06/05/2023 5:20:56 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	SRABANI DE GHOSHAL High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830170789, 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. 3,17,75,000/-	Rs. 4,29,77,255/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 21,48,883/- (Article:23)	Rs. 4,29,787/- (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:- Baranagar, Municipality: BARANAGAR, Road: B.T. Road, Road Zone : (From13 to 46, 49, 50, 52,277,279, 282,284

-- Rest of B.T. Road) , Mouza: Nainan, Premises No: 277/A, , Ward No: 24, Holding No:124 JI No: 8, Pin Code : 700036

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-777 (RS :- )	LR-2508	Bastu	Bastu	4 Katha	1,16,95,000/-	1,62,00,002/-	Width of Approach Road: 18 Ft.,
L2	LR-778 (RS :- )	LR-2508	Bastu	Bastu	5 Katha	1,60,00,000/-	2,02,50,002/-	Width of Approach Road: 18 Ft.,
L3	LR-779 (RS :- )	LR-2508	Bastu	Bastu	1 Katha 9 Chatak 21 Sq Ft	40,00,000/-	64,46,251/-	Width of Approach Road: 18 Ft.,
		<b>TOTAL :</b>			<b>17.4763Dec</b>	<b>316,95,000 /-</b>	<b>428,96,255 /-</b>	
		<b>Grand Total :</b>			<b>17.4763Dec</b>	<b>316,95,000 /-</b>	<b>428,96,255 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	300 Sq Ft.	80,000/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
		<b>Total :</b>	<b>300 sq ft</b>	<b>80,000 /-</b>	<b>81,000 /-</b>



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>FIVESTAR DEALCOM PRIVATE LIMITED</b> 21, Princep Street, City:- , P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072, PAN No.:: AAxxxxxx2H,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	<b>GREEN SQUARE PROJECTS</b> 211, B.T. Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 , PAN No.:: AAxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr RISHI FOGLA</b> Son of Mr Vishnu Kumar Fogla FOGLA HIOUSE, 78/8, Block - E, Circus Avenue, City:- , P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx7G, Aadhaar No: 40xxxxxxxx7232 Status : Representative, Representative of : FIVESTAR DEALCOM PRIVATE LIMITED (as Director)
2	<b>Mr PRADIP CHANDRA KAR (Presentant )</b> Son of Late Gopal Chandra Kar 31/1, Bagha Jatin Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx9C, Aadhaar No: 87xxxxxxxx3603 Status : Representative, Representative of : GREEN SQUARE PROJECTS (as Partner)
3	<b>Mrs ANITA GUPTA</b> Wife of Mr Rakesh Kumar Gupta 211, B.T. Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7E, Aadhaar No: 95xxxxxxxx0956 Status : Representative, Representative of : GREEN SQUARE PROJECTS (as Partner & Constituted Attorney of Ajay Kumar Singhal and Brajesh Kumar Gupta)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Rakesh Kumar Gupta</b> Son of Late Ram Kishore Gupta 211, B.T.Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24- Parganas, West Bengal, India, PIN:- 700036			

Identifier Of Mr RISHI FOGLA, Mr PRADIP CHANDRA KAR, Mrs ANITA GUPTA



Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	FIVESTAR DEALCOM PRIVATE LIMITED	GREEN SQUARE PROJECTS-6.6 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	FIVESTAR DEALCOM PRIVATE LIMITED	GREEN SQUARE PROJECTS-8.25 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	FIVESTAR DEALCOM PRIVATE LIMITED	GREEN SQUARE PROJECTS-2.62625 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	FIVESTAR DEALCOM PRIVATE LIMITED	GREEN SQUARE PROJECTS-300.00000000 Sq Ft

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: B.T. Road, Road Zone : (From13 to 46, 49, 50, 52,277,279, 282,284

-- Rest of B.T. Road) , Mouza: Nainan, Premises No: 277/A, , Ward No: 24, Holding No:124 JI No: 8, Pin Code : 700036

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 777, LR Khatian No:- 2508		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 778, LR Khatian No:- 2508	Owner:ফাইভ স্টার ডিলকম প্রা: লি:, Gurdian.: , Address:২১,প্রিন্সিপ টুটি কোলকাতা-৭২ , Classification:বাগান, Area:0.11620000 Acre,	FIVESTAR DEALCOM PRIVATE LIMITED
L3	LR Plot No:- 779, LR Khatian No:- 2508	Owner:ফাইভ স্টার ডিলকম প্রা: লি:, Gurdian.: , Address:২১,প্রিন্সিপ টুটি কোলকাতা-৭২ , Classification:ডাঙ্গা, Area:0.03880000 Acre,	FIVESTAR DEALCOM PRIVATE LIMITED



Endorsement For Deed Number : I - 150604965 / 2023

On 12-05-2023

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

Presented for registration at 14:15 hrs on 12-05-2023, at the Private residence by Mr PRADIP CHANDRA KAR ,.

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 4,29,77,255/-

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

Execution is admitted on 12-05-2023 by Mr RISHI FOGLA, Director, FIVESTAR DEALCOM PRIVATE LIMITED (Private Limited Company), 21, Princep Street, City:- , P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072

Identified by Mr Rakesh Kumar Gupta , , Son of Late Ram Kishore Gupta , 211, B.T.Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Professionals

Execution is admitted on 12-05-2023 by Mr PRADIP CHANDRA KAR, Partner, GREEN SQUARE PROJECTS (Partnership Firm), 211, B.T. Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Identified by Mr Rakesh Kumar Gupta , , Son of Late Ram Kishore Gupta , 211, B.T.Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Professionals

Execution is admitted on 12-05-2023 by Mrs ANITA GUPTA, Partner & Constituted Attorney of Ajay Kumar Singhal and Brajesh Kumar Gupta, GREEN SQUARE PROJECTS (Partnership Firm), 211, B.T. Road, City:- , P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Identified by Mr Rakesh Kumar Gupta , , Son of Late Ram Kishore Gupta , 211, B.T.Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Professionals

*Kaustava Dey*

**Kaustava Dey**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**

On 15-05-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,29,787.00/- ( A(1) = Rs 4,29,773.00/- ,E = Rs 14.00/- ) and Registration Fees paid by by online = Rs 4,29,787/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/05/2023 2:01PM with Govt. Ref. No: 192023240048862511 on 11-05-2023, Amount Rs: 4,29,787/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 2147288560 on 11-05-2023, Head of Account 0030-03-104-001-16





**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 21,48,883/- and Stamp Duty paid by by online = Rs 21,47,883/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/05/2023 2:01PM with Govt. Ref. No: 192023240048862511 on 11-05-2023, Amount Rs: 21,47,883/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2147288560 on 11-05-2023, Head of Account 0030-02-103-003-02

*Kaustava Dey*

**Kaustava Dey**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**

**On 16-05-2023**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 21,48,883/- and Stamp Duty paid by Stamp Rs 1,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 39556, Amount: Rs.1,000.00/-, Date of Purchase: 08/05/2023, Vendor name: S Mukherjee

*Kaustava Dey*

**Kaustava Dey**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2023, Page from 146728 to 146750

being No 150604965 for the year 2023.



Digitally signed by KAUSTAVA DEY  
Date: 2023.05.18 11:08:31 +05:30  
Reason: Digital Signing of Deed.

*Kaustava Dey*

(Kaustava Dey) 2023/05/18 11:08:31 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)

