

03185/2021 (5A) I 3145/2021



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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 297776

R NO. (2) 781278/2021.  
MV = Rs. 38,00,000/-



Notarized that the Document is admitted to  
be a genuine copy and the  
contents are true to this document  
are the part of this Document.

*[Signature]*  
Additional Registrar  
of Assurances Kolkata

26 APR 2021

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** made this the 21<sup>st</sup> day of April, 2021 (Two Thousand and Twenty One) A.D.

Visor Date No. 708 2021  
JIT- 250  
JIT- 450  
Total 700  
Finalized on 21.4.2021



**BETWEEN**

**CHANDANA ROY**, (PAN ADHPR5661E), Aadhaar 717435632754, wife of Late Mrinal Canti Roy, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 25, Sourin Roy Road, Post Office and Police Station Behala, Kolkata - 700034, hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include her heirs legal representatives executors and administrators) of the **ONE PART**:

**AND**

**CHANDRIMA ENCLAVE PRIVATE LIMITED** (PAN AAHCC6026C), having CIN No.U45209WB2018PTC226357, a Private Limited Company incorporated under the Companies Act 2013, having its registered office at Flat No. - 1A, 25, Sourin Roy Road, P.O. & P.S. Behala, Kolkata - 700034, represented by its Director **KAUSHIK ROY** (PAN AHKPR7304R), Aadhaar 613909968972, son of Late Mrinal Canti Roy, by religion - Hindu, by occupation - Business of 25, Sourin Roy Road, P.O. & P.S. Behala, Kolkata - 700034, hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor/s-in office and assigns) on the **OTHER PART**

**WHEREAS:**

- A. The Vendor herein has held out, represented before and assured the Purchaser and warrant in favour of the Purchaser, inter alia, as follows:
- i) That Chandana Roy, the Vendor herein is seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner amongst other properties to **FIRSLY ALL THAT** the piece and parcel of land measuring an area of **8 Decimals** (out of the total land area of 32 Decimals) more or less, Undivided Share situate and lying at and comprised in **L.R. Dag No.125** corresponding to **R.S. Dag No.100** and **SECONDLY ALL THAT** the piece and parcel of land measuring an area of **3.965 Decimals** (out of the total land area of 30 Decimals) more or less, Undivided Share situate and lying at and comprised in **L.R. Dag No.133** corresponding to **R.S. Dag No.129**, both recorded in **L.R. Khatian No.691** and **R.S. Khatian No. 74**, in **Mouza Sarmasterchak**, Pargana - Magura, J.L. No.17, Police Station and A.D.S.R. Office - Bishnupur, District - South 24-Parganas under **Kulerdari Gram Panchayat**, together with all sorts of easement rights, morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as "the **Larger Property** absolutely and forever.
  - ii) That the said Larger Property is free from all encumbrances mortgages charges liens lispendens cases vestings attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever;
  - iii) That the Vendor is in uninterrupted and exclusive "Khas" peaceful vacant possession of the said Larger Property and all and every part



thereof without any disturbance obstruction claim or objection whatsoever from any person or persons;

- iv) That the Vendor has duly made payment of the Khajana in respect of the said Larger Property;
- v) That no part or portion of the said Larger Property has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said nor is there any case pending under such Acts or Statutes;
- vi) That the Vendor never held nor holds any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Larger Property, nor did the predecessors-in-title or interest of the Vendor ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Larger Property;
- vii) That the said Larger Property or any portions thereof are not affected by any notice or scheme or alignment of the Government or any other Public Body or Authority;
- viii) That no declaration has been made or published for acquisition or requisition of the said Larger Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Larger Property or any portion thereof are not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;
- ix) That the said Larger Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendor for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- x) That there is no impediment or restriction under any law for the time being in force in the Vendor selling conveying and transferring the said Larger Property, and the Vendor has duly complied with provisions of all concerned laws heretofore.
- xi) That no action, suit, appeal or litigation in respect of the said Larger Property or any part thereof has been or is pending or filed at any time heretofore and that no person has ever claimed any right title interest or possession whatsoever in the said Larger Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person can claim any right title or interest whatsoever in the said Larger Property or any part thereof.



- xii) That the said Larger Property or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgment of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana/ Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;

B. The Vendor, being in urgent need of money, approached the Purchaser and offered to sell convey and transfer to the Purchaser **FIRSTLY ALL THAT the 8 Decimals** more or less of land comprised in **L.R. Dag No.125** corresponding to **R.S. Dag No.100** and **SECONDLY ALL THAT** the undivided **2 Decimals** more or less (out of the Vendor's 3.965 Decimals) comprised in **L.R. Dag No.133** corresponding to **R.S. Dag No.129**, both recorded in **L.R. Khatian No. 691** and **R.S. Khatian No. 74**, in **Mouza Sarmasterchak**, Pargana - Magura, J.L. No.17, Police Station & A.D.S.R. Office - Bishnupur, District- South 24-Parganas under **Kulerdari Gram Panchayat**, together with all sorts of easement rights, morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as "the **said Property**" and relying on, amongst others, the representations assurances declarations and confirmations made and/or given by the Vendor and believing the same to be true and correct and acting on faith thereof, the Purchaser agreed to purchase and acquire the said Property from the Vendor absolutely and forever free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the said Property for the consideration and on the terms and conditions mutually agreed upon by and between the parties hereto.

C. The Purchaser have at or before execution of this deed of sale paid to the Vendor the entire amount of the mutually agreed consideration and the Vendor has delivered "khas" peaceful vacant possession of the said Property to the Purchaser.

I. **NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of **Rs. 12,00,000/- (Rupees Twelve Lakhs)** only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed



or intended so to be) the Vendor doth hereby indefeasibly and absolutely grant sell convey transfer assign and assure unto and to the Purchaser **ALL THAT** the Said Property, fully described in the **SECOND SCHEDULE** hereunder written, **and** all and whatever ownership share rights title and interest of the Vendor and/or her predecessors in title in the entirety of the said Dag **TOGETHER WITH** all ownership share rights title and interest whatsoever or howsoever of the Vendor in or upon the roads, paths and passages leading to and/or abutting and/or appertaining to the said Property and/or meant for beneficial use and enjoyment of the said Property **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound areas sewers drains ways paths passages fences hedges ditches trees walls water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **TOGETHER WITH** all legal incidents thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and other estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendor into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

**II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER**  
as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor done committed executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended

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so to be or any part thereof can or may be impeached encumbered or affected in title;

- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in himself good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or the Vendor's predecessors-in-title.
- (v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases tenancies encumbrances restrictions restrictive covenants liens attachments lispendens uses debutters trusts bargadars bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendor or any person or persons claiming as aforesaid.
- (vi) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or the Vendor's predecessors-in-title shall and will 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 and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.
- (vii) **AND ALSO THAT** the Vendor shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchaser and the

together with all sorts of easement rights and the said R.S. Dags shown in **RED** borders in the plan annexed hereto and the said R.S. Dags are butted and bounded as follows:

**Related to R.S. Dag No.100:-**

On the **North** : By R. S. Dag No. 125;  
 On the **South** : By R. S. Dag Nos. 98 & 99;  
 On the **East** : By R. S. Dag Nos. 98 & 100/168;  
 On the **West** : By R. S. Dag Nos. 98 & 101;

**Related to R.S. Dag No.129:-**

On the **North** : By R. S. Dag No. 98;  
 On the **South** : By R. S. Dag Nos. 131 & 130;  
 On the **East** : By R. S. Dag Nos. 128 & 128;  
 On the **West** : By R. S. Dag. No. 98;

**OR HOWSOEVER OTHERWISE** the same now are or is or at any time or times heretofore were or was situate butted bounded called known numbered described or distinguished.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(SAID PROPERTY)**

**FIRSTLY ALL THAT** the **8 Decimals** more or less of land comprised in **L.R. Dag No.125** corresponding to **R.S. Dag No.100** and **SECONDLY ALL THAT** the undivided **2 Decimals** more or less (out of the Vendor's 3.965 Decimals) comprised in **L.R. Dag No.133** corresponding to **R.S. Dag No.129**, both recorded in **L.R. Khatian No.691** and **R.S. Khatian No. 74**, both aggregating to a total land area of **10 Decimals**, situate and lying at in **Mouza Sarmasterchak**, Pargana - Magura, J.L. No.17, Police Station & A.D.S.R. Office - Bishnupur, District- South 24-Parganas under **Kulerdari Gram Panchayat**, together with all sorts of easement rights more fully described in the First Schedule hereto.



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

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

1. *Surajit Banerjee*  
21, Joy Krishna Paul Road,  
Kolkata - 700023.

*Chandana Roy*

(CHANDANA ROY)

2. *Sudesh Roy*  
27/2, Kantaul Street  
Kolkata - 700023.

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

1. *Surajit Banerjee*

GHANDRIMA ENCLAVE PRIVATE LIMITED

*Koushik Roy*  
Director

(CHANDRIMA ENCLAVE PRIVATE LIMITED)

2. *Sudesh Roy*

Drafted by me

*Mamoni Shao*  
Advocate  
High Court Calcutta  
WT/1940/2010



**RECEIPT AND MEMO OF CONSIDERATION :**

**RECEIVED** of and from the within named Purchaser the within mentioned sum of **Rs.12,00,000/- (Rupees Twelve Lakhs)** only being the consideration in full payable under these presents as per memo written herein below:

| <u>Date</u>                       | <u>Cheque No.</u> | <u>Bank &amp; Branch</u>   | <u>Amount (Rs.)</u> |
|-----------------------------------|-------------------|----------------------------|---------------------|
| 28.02.2021                        | 042682            | Dena Bank<br>Behala Branch | 6,00,000/-          |
| 28.02.2021                        | 042683            | Dena Bank<br>Behala Branch | 6,00,000/-          |
|                                   |                   |                            |                     |
| <b>(Rupees Twelve Lakhs only)</b> |                   | <b>Rs.</b>                 | <b>12,00,000/-</b>  |












**WITNESSES:**

1. *Nirajit Banerjee*

*Chandana Roy*  
(CHANDANA ROY)  
Vendor












2. *Sudeep Roy*



|   |                           |   |   |   |   |   |
|---|---------------------------|---|---|---|---|---|
|  | Impres-<br>sion<br>of     | Thumb   | Index finger  | Middle finger   | Ring finger   | Little finger   |
|   | Left<br>hand's<br>finger  |  |  |  |  |  |
|   | Right<br>hand's<br>finger |  |  |  |  |  |

Name : ✓ CHANDANA ROY

Signature ✓ Chandana Roy

|   |                           |   |   |   |   |   |
|---|---------------------------|---|---|---|---|---|
|  | Impres-<br>sion<br>of     | Thumb   | Index finger  | Middle finger   | Ring finger   | Little finger   |
|   | Left<br>hand's<br>finger  |  |  |  |  |  |
|   | Right<br>hand's<br>finger |  |  |  |  |  |

Name : KAUSHIK ROY

Signature Kaushik Roy



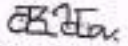
भारत सेवा संख्या / PERMANENT ACCOUNT NUMBER  
 ADHPR5661E

नाम / NAME  
 CHANDANA ROY

पिता का नाम / FATHER'S NAME  
 SUSHIL KUMAR DAS

जन्म तिथि / DATE OF BIRTH  
 12-01-1955

धारक की हस्ताक्षर / SIGNATURE  
*Chandana Roy*

  
 अध्यक्ष, अधीन, १.४.१।  
 COMMISSIONER OF INCOME-TAX W.B. ४०

*Chandana Roy.*

इस कार्ड को खोने पर कृपया तुरंत  
 जारी अधिकारी को सूचित / ज्ञापन कर दें  
 निम्न अनुसार (संगठन/पदादि एवं तालिकादि),  
 पी-७,  
 चौरिंगहेर स्क्वार्स,  
 कलकत्ता - ७०० ०६८.

In case this card is lost/found, kindly inform/return to  
 the issuing authority :  
 Jt. Commissioner of Income-tax (Systems & Technical),  
 P-7,  
 Chouringhee Square,  
 Calcutta- 700 068.

*Chandana Roy.*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAHCC6026C

नाम / Name  
CHANDRIMA ENCLAVE PRIVATE  
LIMITED

दिनांक / मंडन की तारीख  
Date of incorporation / Formation  
30/05/2018

51062018



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KAUSHIK ROY  
MRINAL CANTI ROY  
02/08/1984

Permanent Account Number  
AHKPR7304R

Secretary



ভারত সরকার

Unique Identification Authority of India  
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1040/19840/49744

To  
শন্দনা রায়  
Chandana Roy  
25 SOURIN ROY RD  
Behala S.O  
Behala  
Kolkata  
West Bengal 700034

16000/2013  
830439



MN008304398FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7174 3563 2754**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



শন্দনা রায়  
Chandana Roy  
পিতা : সুশীল কুমার দাস  
Father : SUSHIL KUMAR DAS  
জন্ম বর্ষ / Year of Birth : 1955  
বয়স / Female



**7174 3563 2754**

আধার - সাধারণ মানুষের অধিকার

*Chandana Roy.*  
*Chandana Rolf.*





ভারত সরকার  
 Unique Identification Authority of India  
 नासिदाङ्कितर अई डि / Enrollment No. : 1040/19840/49745

To  
 কৌশিক রায়  
 Kaushik Roy  
 75 SOURIN ROY RD  
 Bahad S C  
 Bahad  
 Kolkata  
 West Bengal 700034  
 MN006351776FT



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**6139 0996 8972**

আধার - সাধারণ মানুষের অধিকার



কৌশিক রায়  
 Kaushik Roy  
 পিতা : মৃগাল কান্তি রায়  
 Father : MRINAL KANTI ROY  
 জন্ম বর্ষ / Year of Birth : 1984  
 লিঙ্গ / Male



6139 0996 8972  
 আধার - সাধারণ মানুষের অধিকার



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No. : 0640/83108/14227

To  
Mahitosh Pramanik

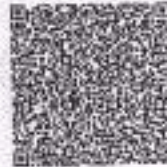
30/03/2014

S/O Monimohan Pramanik  
62/5  
BAKRAHAT ROAD  
AE -35 , GREEN VIEW HOUSING , HANSPUKUR  
Kolkata (MC)  
Joka, Kolkata, Kolkata,  
West Bengal - 700104  
9830202854



KA587697555FH

58769755



आपका आधार क्रमांक / Your Aadhaar No. :

**6740 3790 9395**

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Mahitosh Pramanik

Father : Monimohan Pramanik

DOB: 08/08/1972

Male

6740 3790 9395



मेरा आधार, मेरी पहचान





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

GRN Details

GRN: 192021220005347018 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 20/04/2021 13:31:43 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 4928818833935 BRN Date: 20/04/2021 13:04:46  
Gateway Ref ID: IGAKZLAIJ0 Method: State Bank of India NB  
Payment Status: Successful Payment Ref. No: 2000781278/10/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: MAHITOSH PRAMANIK  
Address: 62/5 BAKRAHAT ROAD KOLKATA 700104  
Mobile: 9830202854  
Email: smpramanik@gmail.com  
Depositor Status: Others  
Query No: 2000781278  
Applicant's Name: Mr Mahitosh Pramanik  
Identification No: 2000781278/10/2021  
Remarks: Sale, Sale Document

Payment Details

| Sl. No. | Payment ID         | Head of A/C<br>Description               | Head of A/C        | Amount (₹)    |
|---------|--------------------|--|--------------------|---------------|
| 1       | 2000781278/10/2021 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 190020        |
| 2       | 2000781278/10/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 38014         |
|         |                    |  | <b>Total</b>       | <b>228034</b> |

IN WORDS: TWO LAKH TWENTY EIGHT THOUSAND THIRTY FOUR ONLY.



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19012000781278/2021

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      | Mrs Chandana Roy 25, Sourin Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034                        | Seller  |     | 2317<br>    | Chandana Roy<br>21-4-21  |
| 2      | Mr Kaushik Roy 25, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034   | Representative of Buyer [Chandrima Enclave Private Limited] |    | 2318<br>  | Kaushik Roy<br>21/04/21  |
| SI No. | Name and Address of identifier   | Identifier of   | Photo  | Finger Print  | Signature with date      |
| 1      | Mr Mahitosh Pramanik<br>Son of Late Monimohan Pramanik<br>P.O:- Joka, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700034 | Mrs Chandana Roy, Mr Kaushik Roy                            |  | 2319<br> | M Pramanik<br>21/04/2021 |

(Debasis Patra)

ADDITIONAL REGISTRAR  
OF ASSURANCE



OFFICE OF THE A.R.A. - I  
KOLKATA  
Kolkata, West Bengal

## Major Information of the Deed

|   |   |                                 |            |
|---|---|---------------------------------|------------|
| Deed No :                               | I-1901-03145/2021   | Date of Registration            | 26/04/2021 |
| Query No / Year                         | 1901-2000781278/2021  | Office where deed is registered |            |
| Query Date                              | 14/04/2021 2:11:52 PM   | 1901-2000781278/2021            |            |
| Applicant Name, Address & Other Details | Mahitosh Pramanik<br>62/5, Bakrahat Road, Joka, Kolkata, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700104, Mobile No. : 9830202854, Status :Deed Writer |                                 |            |
| Transaction                             | Additional Transaction  |                                 |            |
| [0101] Sale, Sale Document              | [4305] Other than Immovable Property, Declaration [No of Declaration : 2]   |                                 |            |
| Set Forth value                         | Market Value  |                                 |            |
| Rs. 12,00,000/-                         | Rs. 38,00,000/-   |                                 |            |
| Stampduty Paid(SD)                      | Registration Fee Paid   |                                 |            |
| Rs. 1,90,120/- (Article:23)             | Rs. 38,098/- (Article:A(1), E, M)   |                                 |            |
| Remarks                                 |   |                                 |            |

### Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak, JI No: 17, Pin Code : 700104

| Sch No | Plot Number | Khatian Number       | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------------|---------------|---------|--------------|-------------------------|-----------------------|---------------|
| L1     | RS-100      | RS-74                | Non-Resident  | Shali   | 8 Dec        | 9,60,000/-              | 27,50,000/-           |               |
| L2     | RS-129      | RS-74                | Bastu         | Shali   | 2 Dec        | 2,40,000/-              | 10,50,000/-           |               |
|        |             | <b>TOTAL :</b>       |               |         | <b>10Dec</b> | <b>12,00,000 /-</b>     | <b>38,00,000 /-</b>   |               |
|        |             | <b>Grand Total :</b> |               |         | <b>10Dec</b> | <b>12,00,000 /-</b>     | <b>38,00,000 /-</b>   |               |

### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Mrs Chandana Roy (Presentant )</b><br>Wife of Late Mrinal Canti Roy 25, Sourin Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx1E, Aadhaar No: 71xxxxxxxxx2754, Status :Individual, Executed by: Self, Date of Execution: 21/04/2021<br>, Admitted by: Self, Date of Admission: 21/04/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/04/2021<br>, Admitted by: Self, Date of Admission: 21/04/2021 ,Place : Pvt. Residence |

### Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Chandrima Enclave Private Limited</b><br>Flat No: 1A, 25, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 , PAN No.:: AAxxxxxx6C,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 Kaushik Roy</b><br>Son of Late Mrinal Canti Roy 25, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4R, Aadhaar No: 61xxxxxxxx8972 Status : Representative, Representative of : Chandrima Enclave Private Limited (as Director) |

**Identifier Details :**

| Name   | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| <b>Mr Mahitosh Pramanik</b><br>Son of Late Monimohan Pramanik<br>P.O:- Joka, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700034 |       |              |           |

Identifier Of Mrs Chandana Roy, Mr Kaushik Roy

**Transfer of property for L1**

| Sl.No | From             | To. with area (Name-Area)               |
|-------|------------------|---|
| 1     | Mrs Chandana Roy | Chandrima Enclave Private Limited-8 Dec |

**Transfer of property for L2**

| Sl.No | From             | To. with area (Name-Area)               |
|-------|------------------|---|
| 1     | Mrs Chandana Roy | Chandrima Enclave Private Limited-2 Dec |

On 21-04-2021

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

Presented for registration at 20:50 hrs on 21-04-2021, at the Private residence by Mrs Chandana Roy ,Executant.

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

Execution is admitted on 21/04/2021 by Mrs Chandana Roy, Wife of Late Mrinal Canti Roy, 25, Road: Sourin Roy Road, , P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife

Identified by Mr Mahitosh Pramanik, , Son of Late Monimohan Pramanik, P.O: Joka, Thana: Thakurpukur, , South 24 Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

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

Execution is admitted on 21-04-2021 by Mr Kaushik Roy, Director, Chandrima Enclave Private Limited (Private Limited Company), Flat No: 1A, 25, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034

Identified by Mr Mahitosh Pramanik, , Son of Late Monimohan Pramanik, P.O: Joka, Thana: Thakurpukur, , South 24 Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service



Debasis Patra

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 26-04-2021

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number . 2 of Indian Stamp Act 1899.

**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 38,00,000/-

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 38,098/- ( A(1) = Rs 38,000/- , E = Rs 14/- , I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 38,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/04/2021 1:34PM with Govt. Ref. No: 192021220005347018 on 20-04-2021, Amount Rs: 38,014/-, Bank: SBI EPay ( SBIEPay), Ref. No. 4928818833935 on 20-04-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,90,020/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 1,90,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 157, Amount: Rs.100/-, Date of Purchase: 19/04/2021, Vendor name: P K Laskar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/04/2021 1:34PM with Govt. Ref. No: 192021220005347018 on 20-04-2021, Amount Rs: 1,90,020/-

Bank: SBI EPay ( SBIEPay), Ref. No. 4928818833935 on 20-04-2021, Head of Account 0030-02-103-003-02



Debasis Patra

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal



100





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2021, Page from 181889 to 181917

being No 190103145 for the year 2021.



Digitally signed by DEBASIS PATRA  
Date: 2021.04.28 14:37:44 +05:30  
Reason: Digital Signing of Deed.

*Debasis Patra*

(Debasis Patra) 2021/04/28 02:37:44 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)

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