

03787/21 NR-918/21 (56) I 03665/2021



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AE 257627

23.4.21
7.25
21833586

~~...~~

REGISTERED
CONVEYANCE

27 APR 2021

THIS DEED OF CONVEYANCE made on this 21st day of April, 2021
(Two Thousand Twenty One)

BETWEEN

Identified by me,
Sourav Ghosh, s/o - Sudhin K. Ghosh.
By occupation - Service
Residing at - 39 Ruby Park South, PO - Haldi,
P.S. - Kaoga, KOL-700078.

Sourav Ghosh



V.C.T.1
NO. 2952

Sourav Ghosh



V.C.T.1
NO. 2951

Sourav Ghosh



V.C.T.1
NO. 2950

Sourav Ghosh



V.C.T.1
2949

Sourav Ghosh
Designated Partner

PS VINAYAK COMPLEX LLP



V.C.T.1
NO. 2948

Sourav Ghosh

385945



V.C.T.1
No. 2965

DISTRICT SUB REGISTRAR - III
SOUTH 24 P.S., ALIPORE
23 APR 2021

NO Rs Date
Name: AMITABHA RAY
Address: Advocate
Alipur Police Court
Kolkata - 700 027
Vendor: I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001

19 JAN 2021

1. **AJIT KAYAL (PAN CWUPK3825P, AADHAAR NO. 903410612334)**, son of Late Pravhas Kayal, by faith Hindu, by nationality Indian, by occupation Business, residing at Sarmasterchak, Pailanhat Bishnupur, Post Office Pailan, Police Station Bishnupur, Kolkata - 700104, District South 24 Parganas;
2. **SUJIT KAYAL (PAN CYBPK1992A, AADHAAR NO. 624290122760)**, son of Late Pravhas Kayal, by faith Hindu, by nationality Indian, by occupation Business, residing at Sarmasterchak, Post Office Pailan, Police Station Bishnupur, Kolkata - 700104, District South 24 Parganas;
3. **INDRAJIT KAYAL (PAN DHQPK6015P, AADHAAR NO. 899463140946)**, son of Late Pravhas Kayal, by faith Hindu, by nationality Indian, by occupation Business, residing at Sarmasterchak, Daulatpur (CT), Post Office Pailan, Police Station Bishnupur, Kolkata - 700104, District South 24 Parganas;
4. **PARIBALA MONDAL (PAN CNYPM2358C, AADHAAR NO. 504183341623)**, wife of Bhim Mondal, by faith Hindu, by nationality Indian, by occupation Housewife, residing at Naskarpara, Post Office Rasapunja, Police Station Bishnupur, Kolkata - 700104, District South 24 Parganas;
5. **CHAYYA KAYAL (PAN DHQPK6014N, AADHAAR NO. 763889400586)**, daughter of Late Pravhas Kayal, by faith Hindu, by nationality Indian, by occupation Homemaker, residing at Sarmasterchak, Pailanhat Bishnupur, Post Office Pailan, Police Station Bishnupur, Kolkata - 700104, District South 24 Parganas

Party No. 1 to 5 are being represented by their Constituted Attorney, **RAHUL KYAL, (PAN AGHPK1359F, AADHAAR NO. 748707934912)**, by Nationality Indian, by religion Hindu, by occupation Business, son of Balkrishan Kyal, residing at 30C, South End Park, Police Station Lake, Post Office Sarat Banerjee Road, Kolkata-700029, appointed as such vide a Power of Attorney dated 1st March, 2019, registered in the Office of the Additional District Sub-Registrar, Bishnupur, recorded in Book No. IV, Volume No. 1613-2019, at Pages 1731 to 1764, being No. 161300100 for the year 2019

(Party No. 1 to 5 are collectively **Vendors**, include successors-in-interest)

And

6. **PS VINAYAK COMPLEX LLP (PAN AARFP0290N)**, having LLPIN AAD-6375, a limited liability partnership, having its registered office situated at 122/1R, Satyendranath Majumdar Sarani, Post Office Kalighat, Police Station Tollygunge, District South 24 Parganas, Kolkata-700026, represented by its Designated Partner, **UMESH KYAL, (PAN AGCPK9667R, AADHAAR NO.322167806519)** residing at 30C, South End Park, Police Station Rabindra Sarobar

23 APR 2024
SOLIMAN
4



(Formerly Lake), Post Office Sarat Bose Road, Kolkata-700029
(**Purchaser**, includes successors-in-interest)

And

7. **MAULA GAZI (PAN AKLPG0251A, AADHAAR NO. 207723382605)**, son of Late Mosaraf Hossain Gazi, by Faith Muslim, by Nationality Indian, by Occupation-Business, residing at Village & Post Office Pailan, Police Station Bishnupur, Kolkata-700104, District South 24 Parganas;
8. **CHANDANA ROY (PAN ADHPR5661E, AADHAAR No. 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, District South 24 Parganas;
9. **KAUSHIK ROY (PAN AHKPR7304R, AADHAAR No. 613909968972)**, son 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, District South 24 Parganas

(Party No. 7 to 9 are collectively **Confirming Parties**, include successors-in-interest)

Vendors, Purchaser and Confirming Parties are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

Subject Matter of Conveyance

Said Property: Land classified as *Sali* (agricultural) measuring 5.13 (five point one three) decimal, more or less, out of 30 (thirty) decimal, being a portion of R.S. Dag No. 129, corresponding L.R. Dag No. 133, recorded in L.R. *Khatian* No. 513, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of Kulerdari Gram Panchayet (**KGP**), Sub-Registration District Bishnupur, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors and/or the Confirming Parties in the Said Property and appurtenances and inheritances for access and user thereof.

Background, Representations, Warranties and Covenants

Representations, Warranties and Covenants Regarding Title: The Vendors and the Confirming Parties represent and warrant to and covenant with the Purchaser regarding title as follows:

DISTRICT CURE REGISTRY IN
SOUTH 24 PWS, ALABAMA
23 APR 2021



1. **Ownership of Said Property:** At all material time one Pravhas Kayal was the sole, recorded and absolute owner in respect of the Said Property, i.e. land classified as *Sali* (agricultural) measuring 5.13 (five point one three) decimal, more or less, out of 30 (thirty) decimal, being a portion of R.S. Dag No. 129, corresponding L.R. Dag No. 133, recorded in L.R. *Khatian* No. 513, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of KGP, Sub-Registration District Bishnupur, District South 24 Parganas, free from all encumbrances.
2. **Demise of Pravhas Kayal:** Said Pravhas Kayal, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his 3 (three) sons, namely, (1) Ajit Kayal, (2) Sujit Kayal and (3) Indrajit Kayal and his 2 (two) daughters, namely, (1) Paribala Mondal and (2) Chayya Kayal, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Pravhas Kayal in the Said Property, free from all encumbrances.
3. **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said (1) Ajit Kayal, (2) Sujit Kayal, (3) Indrajit Kayal, (4) Paribala Mondal and (5) Chayya Kayal (collectively the Vendors herein) became the joint and absolute owners in respect of the Said Property, free from all encumbrances.
4. **Agreement with Mrinal Canti Roy & Anr.:** Said Vendors have approached (1) Mrinal Canti Roy and (2) Maula Gazi with a proposal to sell the Said Property and said (1) Mrinal Canti Roy and (2) Maula Gazi accepted the said proposal and paid a sum of Rs.6,00,000/- (Rupees six lakh only) towards consideration of purchasing the Said Property from the said Vendors and simultaneously a Money Receipt dated 1st March, 2019 has been issued by the Vendors in this regard in favour of said (1) Mrinal Canti Roy and (2) Maula Gazi.
5. **Nomination Agreement:** Said (1) Mrinal Canti Roy and (2) Maula Gazi with the confirmation of the Vendors have approached the Purchaser with a proposal to nominate the their right and interest in the Said Property unto and in favour of the Purchaser and to take Conveyance of the Said Property directly from the Vendors herein and the Purchaser accepted the said proposal and entered into a Tripartite Nomination Agreement dated 5th April, 2019 (**Said Agreement**) in this regard under the terms and conditions mentioned therein.)
6. **Demise of Mrinal Canti Roy:** Said Mrinal Canti Roy, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Chandana Roy and his only son, Kaushik Roy, as his only legal heir and heiress, who jointly and in equal share inherited the right and interest of Late Mrinal Canti Roy in the Said Property, free from all encumbrances.
7. **Right under Said Agreement:** After the demise of said Mrinal Canti Roy, said (1) Maula Gazi, (2) Chandana Roy and (3) Kaushik Roy (the Confirming Parties herein) have become jointly entitled to the

DISTRICT SUB REGISTRAR III
SOUTH 24 POST OFFICE
23 APR 2021



right, interest, benefits and liabilities under the Said Agreement in 2:1:1 ratio, respectively.

8. **Completion of Sale:** In furtherance of the above, the Vendors and the Confirming Parties are completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances.
9. **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors and the Confirming Parties represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
 - 9.1 **No Acquisition/Requisition:** The Vendors and the Confirming Parties have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
 - 9.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
 - 9.3 **No Encumbrance by Act of Vendors and the Confirming Parties:** The Vendors and the Confirming Parties have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
 - 9.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser with the confirmation of the Confirming Parties.
 - 9.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors and the Confirming Parties.
 - 9.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
 - 9.7 **No Mortgage:** No mortgage or charge has been created by the Vendors and the Confirming Parties by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
 - 9.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lispendens*, uses, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory

DISTRICT SUB REGISTRAR, JH
SOUTH 24 REGD. ALPHONS
23 Apr 2021



prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors and the right and interest of the Confirming Parties to the Said Property is free, clear and marketable.

- 9.9 **No Personal and/or Corporate Guarantee:** The Said Property is not affected by or subject to any personal and/or corporate guarantee for securing any financial accommodation.
- 9.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor and/or the Confirming Parties from selling, transferring and/or alienating the Said Property or any part thereof.
- 9.11 **No Other Encumbrances:** Be it specifically stated that the Vendors are the absolute owners of the Said Property free from all encumbrances subject to the right and interest of the Confirming Parties and have the right to transfer the Said Property and the Scheduled mentioned property is not situated within the Notified area, cantonment area, lease hold property and thika tenancy property and no embargo/restriction have been imposed by any competent authority/government authority/any Hon'ble Court and there exist no litigation over the property.

Basic Understanding

Sale of Said Property: The basic understanding between the Vendors, the Confirming Parties and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser with the confirmation of the Confirming Parties, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned hereinabove.

Transfer Hereby Made: The Vendors with the confirmation of the Confirming Parties hereby sell, convey and transfer to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *Sali* (agricultural) measuring 5.13 (five point one three) decimal, more or less, out of 30 (thirty) decimal, being a portion of R.S. Dag No. 129, corresponding L.R. Dag No. 133, recorded in L.R. *Khatian* No. 513, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of KGP, Sub-Registration District Bishnupur, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors and the Confirming Parties in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances and the Confirming Parties hereby confirms such sale in favour of the Purchaser.

DISTRICT SUB REGISTRAR III
SOUTH 24 PGN, ALIPORA
23 APR 2021



100

Consideration: The aforesaid conveyance of the Said Property is being made in consideration of a sum of **Rs. 25,00,000/- (Rupees twenty five lakh only) (Total Consideration)** paid by the Purchaser to the Confirming Parties, receipt of which the Confirming Parties hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge. Out of the Total Consideration, a sum of Rs. 6,00,000/- (Rupees six lakh only) has already been paid by the Confirming Party to the Vendors, receipt of which the Vendors hereby admit and acknowledge.

Terms of Transfer:

1. **Salient Terms:** The transfer being effected by this Conveyance is:
 - 1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
 - 1.2 **Absolute:** absolute, irreversible and perpetual.
 - 1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lispendens*, uses, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors including but not limited to the right and interest of the Confirming Parties.
 - 1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor and/or the Confirming Parties have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
2. **Subject to:** The transfer being effected by this Conveyance is subject to:
 - 2.1 **Indemnification by Vendors and the Confirming Parties:** express indemnification by the Vendors and the Confirming Parties about the correctness of the Vendors' title and the Confirming Parties authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors and/or the Confirming Parties (as the case may be) shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors and/or the Confirming Parties, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors and/or the Confirming Parties hereby covenant that the Vendors and/or any person claiming under the Vendors in law, trust and equity including but not limited to the right and interest of the Confirming Parties shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the

DISTRICT SUB REGISTRAR - III
SOUTH 24 PARGANAS

29 APR 2021



for

Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the right, title and/or interest of the Vendors and the Confirming Parties.

- 2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 2.3 **Delivery of Possession:** The Vendors and the Confirming Parties have handed over *khas*, vacant, peaceful and physical possession of the Said Property to the Purchaser.
- 2.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors and/or the Confirming Parties, with regard to which the Vendors and/or the Confirming Parties hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 2.5 **Holding Possession:** The Vendors and the Confirming Parties hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor including but not limited to the right and interest of the Confirming Parties and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors and the Confirming Parties. The Vendors and the Confirming Parties shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors and the Confirming Parties hereby expressly waive, surrender and give up each and every one of the aforesaid rights.
- 2.6 **No Objection to Mutation and Conversion:** The Vendors and the Confirming Parties covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors and the Confirming Parties hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and the

DISTRICT SUE REGISTRAR - III
SOUTH 24 REG. ALPHONSO
27 APR 2021



Confirming Parties and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors and the Confirming Parties fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/housing as may be required by the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors and the Confirming Parties hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining the same as it is now and (b) appoint the Purchaser as the constituted attorney of the Vendors and the Confirming Parties and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors and the Confirming Parties undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof to non-agricultural/housing as may be required by the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

- 2.7 **Title Documents:** Simultaneously herewith, the Vendors and the Confirming Parties have handed over all title papers and documents in respect of the Said Property to the Purchaser.
- 2.8 **Further Acts:** The Vendors and the Confirming Parties hereby covenant that the Vendors and/or the Confirming Parties or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendors and the Confirming Parties further covenant with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance singly through a declaration without affecting the right of the Vendors and the Confirming Parties in any manner. The Vendors and the Confirming Parties hereby further covenant to be parties to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

Interpretation

The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.

Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

23 APR 2021
DISTRICT OF WEST MICHIGAN
SOUTH BEND, MI 49903



Schedule
(Said Property)
[Subject Matter of Conveyance]

Land classified as *Sali* (agricultural) measuring 5.13 (five point one three) decimal, more or less, out of 30 (thirty) decimal, being a portion of R.S. Dag No. 129, corresponding L.R. Dag No. 133, recorded in L.R. *Khatian* No. 513, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of Kulerdari Gram Panchayet, Sub-Registration District Bishnupur, District South 24 Parganas as delineated in Plan annexed hereto with colour "**RED**" and butted and bounded as follows:

On the North : By part of R.S. Dag No. 129
On the East : By part of R.S. Dag No. 128
On the South : By R.S. Dag No. 130
On the West : By part of R.S. Dag No. 129

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors and the Confirming Parties in the Said Property and appurtenances and inheritances for access and user thereof.



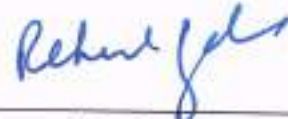
23 APR 2021
DISTRICT SUB REGISTRAR
SUNDARAGANJ, ALIPUR

Execution and Delivery

In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

Witnesses:

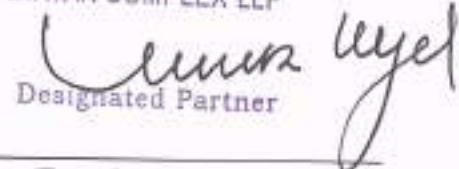
1. Mahitosh Pramanik
62/5 Bakrahat Road
Kolkata - 700104.
2. Dipankar Sardar
122/1B, S.N.M. Sarani
KOL-700026



(Vendors)

(Rahul Kyal as Constituted Attorney of Vendors)

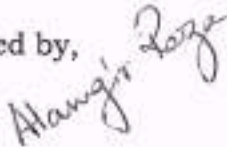
PS VINAYAK COMPLEX LLP



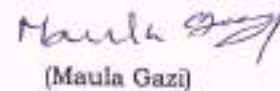
Designated Partner

(Purchaser)

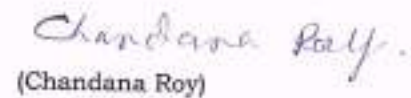
Drafted by,



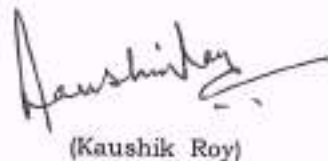
(Alamgir Reza,
Advocate)
Enrollment
No. WB/1366/03
Alipore Judges Court,
Kolkata 700 027
Advocate



(Maula Gazi)



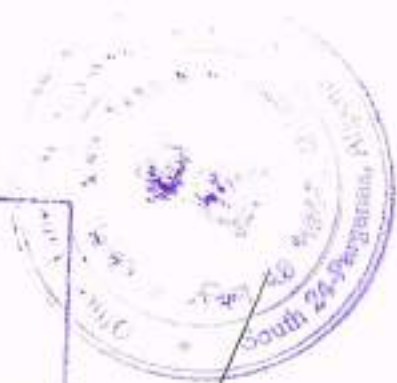
(Chandana Roy)



(Kaushik Roy)

(Confirming Parties)

23 APR 2021
DEPARTMENT OF...
SUNSHINE...



RECEIPT AND MEMO OF CONSIDERATION

Received from the within named Purchaser the within mentioned sum of **Rs.25,00,000/- (Rupees twenty five lakh only)** towards full and final payment of the consideration for nomination of the Said Property described in the **Schedule** above, in the following manner:

Mode	Bank	Amount (Rs.)	Favouring
RTGS vide SBINR/ 52019022800105476	State Bank of India	6,50,000/-	Mrinal Canti Roy
RTGS vide SBINR/ 52019022800104977	State Bank of India	6,50,000/-	Maula Gazi
Cheque No.675990	State Bank of India	6,00,000/-	Maula Gazi
Cheque No.675991	State Bank of India	3,00,000/-	Kaushik Roy
Cheque No.675992	State Bank of India	3,00,000/-	Chandana Roy
Total		25,00,000/-	

Witnesses:

1. Mahitosh Bramanik

Maula Gazi
(Maula Gazi)

2. Dipankar Sarda

Chandana Roy
(Chandana Roy)

Kaushik Roy
(Kaushik Roy)

(Confirming Parties)



DISTRICT SUB REGISTRAR III
SOUTH AFRICA
3 APR 2021

SITE PLAN

AT MOUZA- SARMASTERCHAK, J.L. NO.-17, L.R. KH.NO-513, R.S. DAG NO-129,
L.R. DAG NO- 133 OF AREA- 5.13 DEC. (M/L), P.S. BISHNU PUR, DIST-24 PGS
(SOUTH) UNDER KULER DARI G.P.

SCALE-1"=20'-0"

SHOWN IN RED



Rehman Jafar

SIGN. OF VENDORS

PS VINAYAK COMPLEX LLP

Vinayak
Designated Partner

SIGN. OF PURCHASER


































Chandana Kalyan
Hanshikha
Hanuman

SIGN. OF CONFIRMING PARTY



























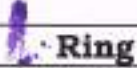





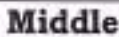


23 APR 2021
SOUTH 21 PGBL KAPD ORE

SPECIMEN FORM FOR TEN FINGER PRINTS

 <p><i>Umer Uyye</i></p>	<p><i>Umer Uyye</i></p>							
		<p>Little Ring Middle Fore Thumb</p>	<p>(Left Hand)</p>					
								
		<p>Thumb Fore Middle Ring Little</p>	<p>(Right Hand)</p>					
 <p><i>Rehman</i></p>	<p><i>Rehman</i></p>							
		<p>Little Ring Middle Fore Thumb</p>	<p>(Left Hand)</p>					
								
		<p>Thumb Fore Middle Ring Little</p>	<p>(Right Hand)</p>					
 <p><i>Muhammad</i></p>	<p><i>Muhammad</i></p>							
		<p>Little Ring Middle Fore Thumb</p>	<p>(Left Hand)</p>					
								
		<p>Thumb Fore Middle Ring Little</p>	<p>(Right Hand)</p>					



SPECIMEN FORM FOR TEN FINGER PRINTS

 <p><i>Chandan Raj</i></p>					
	Little Ring Middle Fore Thumb (Left Hand)				
					
	Thumb Fore Middle Ring Little (Right Hand)				
 <p><i>Anand Singh</i></p>					
	Little Ring Middle Fore Thumb (Left Hand)				
					
	Thumb Fore Middle Ring Little (Right Hand)				
 <p><i>Sourav Ghosh</i> (Identifier)</p>					
	Little Ring Middle Fore Thumb (Left Hand)				
					
	Thumb Fore Middle Ring Little (Right Hand)				

23 APR 2021



...

आयकर विभाग
INCOME TAX DEPARTMENT

AJIT KAYAL
PRAVHAS KAYAL

01/01/1984

Permanent Address

CWUPK3825P

Ajit Kayal
Signature

भारत सरकार
GOVT. OF INDIA

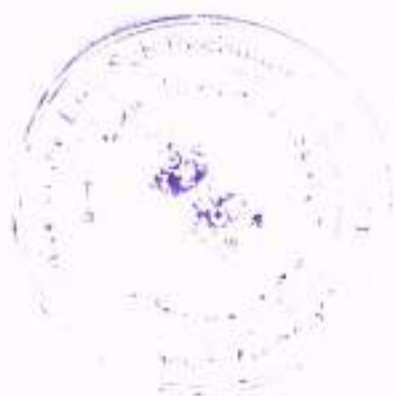


In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Flat No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें :
आयकर पैन सेवा यूनिट, UTITSL
फ्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

अजित कायल

1.2.2019



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUJIT KAYAL
PRAVHAS KAYAL



01/02/1967
Pan/Date of Birth Number

CYBPK1992A



Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :
आयकर पैन सेवा यूनिट, UTITSI,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

1.2.2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

INDRAJIT KAYAL

PRAVHAS KAYAL

05/07/1968

Permanent Account Number

DHQP6015P

Signature



In case this card is lost / found, kindly inform / return to

Income Tax PAN Services Unit, UTITSL

Plot No. 3, Sector 11, CBD Belapur,

New Mumbai - 400 614

इस कार्ड को खोने/पैने या कवरवा मुक्ति करे/सौदाई।

आयकर से सेवा युक्ति, UTITSL

प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर,

नया मुंबई - 400 614

21/02/2019

1.2.2019



LTI of Paribala Mandal
By the Person of Brivas Kayal



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHAYYA KAYAL

PRAVHAS KAYAL

14/04/1960

Permanent Account Number

DHQPKE014N

Signature



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTIISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि इस कार्ड खोया/प्राप्त हुआ, कृपया सूचित करें/वापस करें।
आयकर सेवा, यूटीआईसी,
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई - 400 614।

भारत सरकार

1.2.2019

आयकर विभाग
INCOME TAX DEPARTMENT
RAHUL KYAL
BALKRISHAN KYAL
19/03/1984
 Permanent Account Number
AGHPK1359F
Rahul Kyal
 Signature

भारत सरकार
GOVT. OF INDIA





भारत सरकार
GOVERNMENT OF INDIA




राहुल क्यल
Rahul Kyal
जन्मतिथि/ DOB: 19/03/1984
पुरुष / MALE



7487 0793 4912


MEERA AADHAAR, MERI PEHCHAN

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



ठिकाना:
 S/O बालकृष्ण क्यल, ३० सि, साउथ
 एंड पार्क, गोल पार्क এর निकটে,
 কোলকাতা, কোলকাতা,
 পশ্চিমবঙ্গ - 700029

Address
 S/O Balkrishan Kyal, 30
 C, South End Park, Near
 Gol Park, Kolkata,
 Kolkata,
 West Bengal - 700029



1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bangalore-560 001

Rahul Kyal

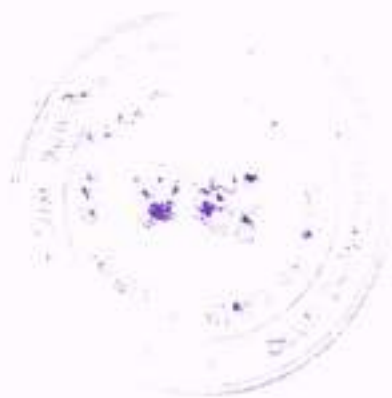




PS VINAYAK COMPLEX LLP

Designated Partner

Handwritten signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AQCPK9667R

TIT / Name
UMESH KYAL

पिता का नाम / Father's Name
GOVIND RAM KYAL

जन्म की तिथि / Date of Birth
13/06/1958


 हस्ताक्षर / Signature





भारत सरकार
GOVERNMENT OF INDIA




उमेश क्यल
Umesh Kyal
 जन्मतिथि / DOB: 13/06/1958
 पुरुष / MALE



3221 6780 6519

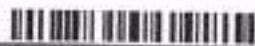
MERA AADHAAR, MERI PEHCHAN





भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


ठिकाना:
 S/O गोविंद राम क्यल, ३०सि,
 साउथ एंड पार्क, लेक, कोलकाता,
 कोलकाता,
 पश्चिमबंग - 700029


Address
 S/O Govind Ram Kyal,
 30C, South End Park,
 Lake, Kolkata, Kolkata,
 West Bengal - 700029



 1947
 1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No. 1947,
 Bengaluru-560 581







Maula Gazi
Maula Gazi



Handwritten marks or a signature in the bottom left corner.

स्थायी लेखा 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

हस्ताक्षर /SIGNATURE

Chandana Roy

B. Das

अधीक्षक, व.सं.-XI

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

Chandana Roy



For use as a receipt only. It is not to be used as a receipt for any other purpose.
This amount may vary (with the number).
P.T.
M/10/1991.
M/10/1991.
In case this card is lost/destroyed, kindly inform/return to
the issuing authority.
Joint Commission of Income-Tax (Systems & Technical),
P-3,
Chowringhee Square,
Calcutta-700 069.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KALSHUK ROY
MRINAL CANTI ROY
02/08/1984

Permanent Account Number
AHKPR7304R

Kaushik Roy

Signature



Kaushik Roy



68



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

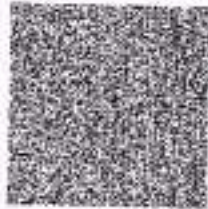
Enrolment No.: 1193/63025/03073

Download Date: 24/03/2011

To
Sourav Ghosh
5/0 Sudhir Kumar Ghosh
39 Ruby Park South
P.S. - Kasba
Haltu S.O
Kolkata West Bengal - 700078
9836361573

Generation Date: 20/03/2011

Signature
Invalid



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

8323 5028 2999

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Sourav Ghosh
Date of Birth/DOB: 22/05/1988
Male/ MALE

8323 5028 2999



मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
5/0 Sudhir Kumar Ghosh, 39 Ruby Park
South, P.S. - Kasba, Haltu S.O, Kolkata,
West Bengal - 700078



QR Code with Photograph

8323 5028 2999



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रतिलिपि द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लक्ष्य उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Sourav Ghosh (Identifier)



11

Major Information of the Deed

Deed No :	I-1603-03665/2021	Date of Registration	27/04/2021
Query No / Year	1603-2000833586/2021	Office where deed is registered	
Query Date	22/04/2021 3:32:33 PM		1603-2000833586/2021
Applicant Name, Address & Other Details	JAYANTA RAY 34/14, KASHINATH CHATTERJEE LANE, Thana : Shibpur, District : Howrah, WEST BENGAL, PIN - 711102, Mobile No. : 9830697167, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 25,00,000/-]		
Set Forth value	Market Value		
Rs. 25,00,000/-	Rs. 26,93,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,34,683/- (Article:23)	Rs. 51,978/- (Article:A(1), E.)		
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 Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-129	RS-513	Bastu	Shali	5.13 Dec	25,00,000/-	26,93,250/-	Property is on Road
Grand Total :					5.13Dec	25,00,000 /-	26,93,250 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr AJIT KAYAL Son of Late Pravhas Kayal Sarmasterchak, Pailanhat Bishnupur, P.O:- Pailan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CWxxxxx5P, Aadhaar No: 90xxxxxxxx2334, Status :Individual, Executed by: Attorney
2	Mr SUJIT KAYAL Son of Late Pravhas Kayal Sarmasterchak, P.O:- Pailan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CYxxxxx2A, Aadhaar No: 62xxxxxxxx2760, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mr INDRAJIT KAYAL Son of Late Pravhas Kayal Sarmasterchak, Daulatpur (CT), P.O:- Pailan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DHxxxxx5P, Aadhaar No: 89xxxxxxxx0946, Status :Individual, Executed by: Attorney, Executed by: Attorney

4	Mrs PARIBALA MONDAL Wife of Mr Bhim Mondal Naskarpara, P.O:- Rasapunja, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CNxxxxxx8C, Aadhaar No: 50xxxxxxxx1623, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	Mrs CHAYYA KAYAL Daughter of Late Pravhas Kayal Samasterchak, Pailanhat Bishnupur, P.O:- Pailan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DHxxxxxx4N, Aadhaar No: 76xxxxxxxx0586, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	Mr MAULA GAZI Son of Late Mosaraf Hossain Gazi P.O:- Pailan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AKxxxxxx1A, Aadhaar No: 20xxxxxxxx2605, Status :Individual, Executed by: Self, Date of Execution: 21/04/2021, Admitted by: Self, Date of Admission: 23/04/2021, Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/04/2021, Admitted by: Self, Date of Admission: 23/04/2021, Place : Pvt. Residence
7	Mrs CHANDANA ROY 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: Business, Citizen of: India, PAN No.: ADxxxxxx1E, Aadhaar No: 71xxxxxxxx2754, Status :Individual, Executed by: Self, Date of Execution: 21/04/2021, Admitted by: Self, Date of Admission: 23/04/2021, Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/04/2021, Admitted by: Self, Date of Admission: 23/04/2021, Place : Pvt. Residence
8	Mr KAUSHIK ROY Son 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: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHxxxxxx4R, Aadhaar No: 61xxxxxxxx8972, Status :Individual, Executed by: Self, Date of Execution: 21/04/2021, Admitted by: Self, Date of Admission: 23/04/2021, Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/04/2021, Admitted by: Self, Date of Admission: 23/04/2021, Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PS VINAYAK COMPLEX LLP 122/1R, Satyendranath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.: AAxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RAHUL KYAL Son of Mr Balkrishan Kyal 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx9F, Aadhaar No: 74xxxxxxxx4912 Status : Attorney, Attorney of : Mr AJIT KAYAL, Mr SUJIT KAYAL, Mr INDRAJIT KAYAL, Mrs PARIBALA MONDAL, Mrs CHAYYA KAYAL

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr UMESH KYAL (Presentant) Son of Late Govind Ram Kyal 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx7R, Aadhaar No: 32xxxxxxxx6519 Status : Representative, Representative of : PS VINAYAK COMPLEX LLP (as Designated Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOURAV GHOSH Son of Mr Sudhir Kumar Ghosh P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078			
Identifier Of Mrs CHAYYA KAYAL, Mr MAULA GAZI, Mrs CHANDANA ROY, Mr KAUSHIK ROY, Mr UMESH KYAL, Mr RAHUL KYAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr AJIT KAYAL	PS VINAYAK COMPLEX LLP-0.64125 Dec
2	Mr SUJIT KAYAL	PS VINAYAK COMPLEX LLP-0.64125 Dec
3	Mr INDRAJIT KAYAL	PS VINAYAK COMPLEX LLP-0.64125 Dec
4	Mrs PARIBALA MONDAL	PS VINAYAK COMPLEX LLP-0.64125 Dec
5	Mrs CHAYYA KAYAL	PS VINAYAK COMPLEX LLP-0.64125 Dec
6	Mr MAULA GAZI	PS VINAYAK COMPLEX LLP-0.64125 Dec
7	Mrs CHANDANA ROY	PS VINAYAK COMPLEX LLP-0.64125 Dec
8	Mr KAUSHIK ROY	PS VINAYAK COMPLEX LLP-0.64125 Dec

12

On 23-04-2021

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

Presented for registration at 19:25 hrs on 23-04-2021, at the Private residence by Mr UMESH KYAL ,

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 26,93,250/-

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

Execution is admitted on 23/04/2021 by 1. Mr MAULA GAZI, Son of Late Mosaraf Hossain Gazi, P.O: Pailan, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Business, 2. Mrs CHANDANA ROY, Wife of Late Mrinal Canti Roy, 25, Sourin Roy Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 3. Mr KAUSHIK ROY, Son of Late Mrinal Canti Roy, 25, Sourin Roy Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business

Identified by Mr SOURAV GHOSH, , Son of Mr Sudhir Kumar Ghosh, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Service

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

Execution is admitted on 23-04-2021 by Mr UMESH KYAL, Designated Partner, PS VINAYAK COMPLEX LLP (LLP), 122/1R, Satyendranath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr SOURAV GHOSH, , Son of Mr Sudhir Kumar Ghosh, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mr RAHUL KYAL, , Son of Mr Balkrishan Kyal, 30C, South End Park, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Business as the constituted attorney of 1. Mr AJIT KAYAL Sarmasterchak, Pailanhat Bishnupur, P.O: Pailan, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, 2. Mr SUJIT KAYAL Sarmasterchak, P.O: Pailan, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, 3. Mr INDRAJIT KAYAL Sarmasterchak, Daulatpur (CT), P.O: Pailan, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, 4. Mrs PARIBALA MONDAL Naskarpara, P.O: Rasapunja, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, 5. Mrs CHAYYA KAYAL Sarmasterchak, Pailanhat Bishnupur, P.O: Pailan, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104 is admitted by him

Identified by Mr SOURAV GHOSH, , Son of Mr Sudhir Kumar Ghosh, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Service

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 27-04-2021

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 : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 51,978/- (A(1) = Rs 26,932/- ,B = Rs 25,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 51,946/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/04/2021 6:09PM with Govt. Ref. No: 192021220006204771 on 22-04-2021, Amount Rs: 51,946/-, Bank:
Indian Overseas Bank (IOBA0000015), Ref. No. 202104220969333 on 22-04-2021, Head of Account 0030-03-104-001
-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,34,683/- and Stamp Duty paid by Stamp Rs 100/-,
by online = Rs 1,34,583/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no AE7627, Amount: Rs.100/-, Date of Purchase: 19/01/2021, Vendor name: I
Chakraborty
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/04/2021 6:09PM with Govt. Ref. No: 192021220006204771 on 22-04-2021, Amount Rs: 1,34,583/-,
Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202104220969333 on 22-04-2021, Head of Account 0030-02-
103-003-02

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 93738 to 93771
being No 160303665 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.04.27 15:04:48 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/04/27 03:04:48 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

