

10405/2022

I-10028/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 854734

Handwritten notes on the left side of the page, including 'S-2/3092558/22' and 'me-Rs. 1,02,102/26075'.

certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.



Additional Registrar  
of Assurances-I, Kolkata  
5 NOV 2022

THIS DEED OF CONVEYANCE made this 14<sup>th</sup> day of November, TWO THOUSAND AND TWENTY TWO BETWEEN SRI TARAK NATH DEY @ SRI TARAK NATH DE, (INCOME TAX PAN AMSPN2827N), (AADHAR NO. 529662006571), son of late Nemai Chandra Dey, by faith Hindu, by nationality Indian, by occupation business and at present residing at 184, Shiv Shakti, Nagar Colony, Mhowgaon, Mhow, Indore, Madhya Pradesh - 453441, hereinafter referred to as the 'VENDOR', (which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and be deemed to

Contd...

53097

09 NOV 2022

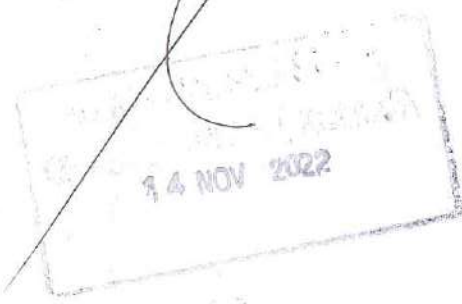
DATE.....  
MAYANK KAKRANIA  
Advocate  
10, Old Post Office Street  
Kolkata - 700 001  
SOLD TO.....  
ADDRESS.....  
RS.....

09 NOV 2022  
100/-

CODE NO. (1067)  
LICENCED NO.  
20A / 1973

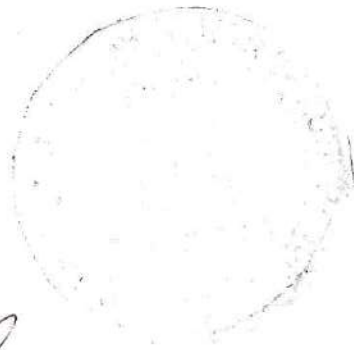
ANJUSHREE BANERJEE  
L. S. VENDOR (G.S.)  
HIGH COURT, KOLKATA

09 NOV 2022



Hari das Sardar  
So. Late B. Sardar  
Village P.O. Sarbasin  
P.S. Jaynagar  
South 24 Parganas  
Pin No. 743385,  
Service.

mean and include his legal heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART AND 1) NIROSHINI TECHNOLOGY LLP, (LLPIN AAH-1450) (INCOME TAX PAN AANFN3485F)**, a limited liability partnership incorporated and registered under The Limited Liability Partnership Act, 2008, having its registered office and principal place of business at 7B, Kiran Shankar Roy Road, 4<sup>th</sup> Floor, Police Station – Hare Street, Post Office – General Post Office, Kolkata – 700 001, West Bengal, represented by its **Designated Partner, Sri Aditya Kumar Tibrewal, (INCOME TAX PAN ABUPT6560F), (AADHAR NO. 5069 0770 2119)**, son of Binod Kumar Tibrewal, by faith Hindu, by nationality Indian, by occupation business and at present residing at Flat No. 9D, Tower – 3, Active Acres, 54/10 D.C. Dey Road, Tangra, Police Station and Post Office – Tangra, Kolkata – 700 015, West Bengal, **2) MAHESHWARI COMMOTRADE LLP, (LLPIN AAD-6220) (INCOME TAX PAN ABAFM9142L)**, a limited liability partnership incorporated and registered under The Limited Liability Partnership Act, 2008, having its registered office and principal place of business at Diamond Heritage, 16 Strand Road, 10<sup>th</sup> Floor, Room No. 1007, Police Station – Hare Street, Post Office – General Post Office, Kolkata – 700 001, West Bengal, represented by its **Designated Partner, Sri Vivek Choudhary, (INCOME TAX PAN ACCPC0658A), (AADHAR NO. 8710 7389 5118)**, son of Sri Bijay Choudhary, by faith Hindu, by nationality Indian, by occupation business and at present residing at No. 84, Block BH, Salt Lake City, Sector II, Police Station Bidhannagar (North), Post Office Sech Bhawan, Kolkata – 700 091, District North 24 Parganas, West Bengal and **3) KHAITAN CONSTRUCTION LLP, (LLPIN AAC-9285) (INCOME TAX PAN AAOFK7355G)**, a limited liability partnership incorporated and registered under The Limited Liability Partnership Act, 2008, having its registered office and principal place of business at No. 10A, Rawdon Street, Rawdon Enclave, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its **Designated Partner, Sri Ravindra Khaitan, (INCOME TAX PAN AFQPK8488R), (AADHAR NO. 3781 7075 7108)**, son of late Ratan Lal Khaitan, by faith Hindu, by nationality Indian, by occupation business and at present residing at “Silver Spring”, 5, J.B.S. Halden Avenue, Block – IV, 5<sup>th</sup> Floor, Flat No. 5A, Police Station – Pragati Maidan (previously Tiljala), and Post Office - Dhapa, Kolkata – 700 105, hereinafter collectively referred to as the **‘PURCHASERS’**, (which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include their respective partners for the time being and their



RECORDED HEADS  
OF AS ... ANCESA, KOLKATA  
14 NOV 2022

respective legal heirs, executors, successors, administrators, legal representatives and assigns) of the **OTHER PART**

**WHEREAS:**

A. One Haridas Dey was the sole and absolute owner, absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece and parcel of land measuring an area of 6.06 acres, be the same a little more or less, in Mouzas Jagaddal and Elachi, Police Station and Sub Registrar Sonarpur, District 24 Parganas (South), and enjoying the right, title and interest thereof, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions, alignments, etc., whatsoever or howsoever, without any interference, disturbance and obstruction whatsoever, from any person whomsoever and corner and manner whatsoever.

B. The said Haridas Dey died intestate leaving behind him surviving his two sons namely, Kumar Krishna Dey and Kanailal Dey and the aforesaid property was devolved and inherited upon by his two sons namely, Kumar Krishna Dey and Kanailal Dey according to Hindu Law and Hindu Succession Act, 1956, and they started enjoying the right, title and interest thereof, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions, alignments, etc., whatsoever or howsoever, without any interference, disturbance and obstruction whatsoever, from any person whomsoever and corner and manner whatsoever.

C. The said Kumar Krishna Dey died intestate leaving behind him surviving his wife namely, Mrs. Mira Dey, and one son namely, Mr. Dev Prasad Dey, and one married daughter namely, Mrs. Rama Dutta and the undivided 50% (fifty percent) share of the property of late Kumar Krishna Dey was devolved and inherited upon by his wife namely, Mrs. Mira Dey, and son namely Mr. Dev Prasad Dey, and only daughter namely, Mrs. Rama Dutta, as per Hindu Law and Hindu Succession Act, 1956.

D. Thereafter, the said Kanailal Dey died intestate leaving behind him surviving his wife namely, Mrs. Adarbala Dey and 7 (seven) sons namely, Mr. Kirti Chandra Dey, Mr. Gobinda Chandra Dey, Mr. Nemai Chandra Dey, Mr. Kalachand Dey, Mr. Dulal

**Contd. . .**

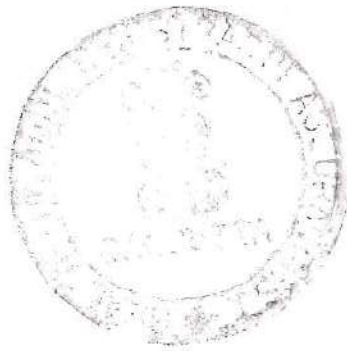


ADULTERNA REGIS  
OF AC STANCESI, KOLKATA  
14 NOV 2022

Chandra Dey, Mr. Shyam Sundar Dey and Mr. Shanti Kumar Dey (then minor) and 3 (three) daughters namely, Mrs. Sandhya Rani Dey, Mrs. Menoka Rani Dey (then minor) and Mrs. Chhabi Rani Dey (then minor) and the rest undivided 50% (fifty percent) share of the property of late Kanailal Dey was devolved and inherited upon by his wife namely, Mrs. Adarbala Dey, and 7 (seven) sons namely, Mr. Kirti Chandra Dey, Mr. Gobinda Chandra Dey, Mr. Nemai Chandra Dey, Mr. Kalachand Dey, Mr. Dulal Chandra Dey, Mr. Shyam Sundar Dey and Mr. Shanti Kumar Dey (then minor) and 3 (three) daughters namely, Mrs. Sandhya Rani Dey, Mrs. Menoka Rani Dey (then minor) and Mrs. Chhabi Rani Dey (then minor) according to Hindu Law and Hindu Succession Act, 1956.

E. By and under a Deed of Partition dated 3<sup>rd</sup> March, 1975, (B. S. 18<sup>th</sup> Falgun, 1381), made and executed by and between the said Mrs. Mira Dey, Mr. Dev Prasad Dey and Mrs. Rama Dutta, therein collectively referred to as the Party of the First Part, and the said Mr. Kirti Chandra Dey, Mr. Gobinda Chandra Dey, Mr. Nemai Chandra Dey, Mr. Kalachand Dey, Mr. Dulal Chandra Dey, Mr. Shyam Sundar Dey and Mr. Shanti Kumar Dey (then minor), Mrs. Sandhya Rani Dey, Mrs. Menoka Rani Dey, Mrs. Chhabi Rani Dey and Mrs. Adarbala Dey, for self and her above named minor son/daughters, therein collectively referred to as the Party of the Second Part, and duly registered with the Office of the Sub Registrar Sonarpur, 24 Parganas (South), and recorded in Book No. I, Volume No. 17, Pages 43 to 52, being No. 951, for the year 1975, (hereinafter referred to as the "**SAID FIRST DEED OF PARTITION**"), the said Mr. Dev Prasad Dey and two others upon allotment and/or division got the land admeasuring an area of 3.07 acres out of 6.06 acres, in Mouzas Jagaddal and Elachi, Police Station and Sub Registrar Sonarpur, District 24 Parganas (South), and the said Kirti Chandra Dey and ten others upon allotment and/or division got the rest of the land admeasuring an area 2.99 acres, out of 6.06 acres, in Mouzas Jagaddal and Elachi, Police Station and Sub Registrar Sonarpur, District 24 Parganas (South).

F. By And under another Deed of Partition dated 2<sup>nd</sup> June, 1975, (B. S. 18<sup>th</sup> Jaistha, 1382), made and executed by and between the said Mr. Kirti Chandra Dey, therein referred to as the Party of the First Part and the said Mr. Gobinda Chandra Dey, Mr. Nemai Chandra Dey, Mr. Kalachand Dey, Mr. Dulal Chandra Dey, Mr. Shyam Sundar Dey and Mr. Shanti Kumar Dey (then minor), Mrs. Sandhya Rani Dey, Mrs. Menoka Rani Dey, Mrs. Chhabi Rani Dey and Mrs. Adarbala Dey, for self and her



ADDITIONAL REGISTRAR  
OF ASSESSMENT, KOLKATA  
14 NOV 2022



above named minor son/daughters, therein referred to as the Party of the Second Part, and duly registered with the Office of the Sub Registrar Sonarpur, 24 Parganas (South), and recorded in Book No. I, Volume No. 41, Pages 22 to 30, being No. 2503, for the year 1975, (hereinafter referred to as the "**SAID SECOND DEED OF PARTITION**"), the said Kirti Chandra Dey upon allotment and/or division got the land admeasuring an area of 9.5 sataks, more or less, in Mouza Jagaddal, J. L. No. 71, R. S. No. 233, Touzi No. 82, comprised in Khatian No. 942, under Dag No. 959 and also 22.5 decimals under Dag No. 3028, Khatian No. 1086, thereby aggregating to a total area of 32 sataks/decimals, Police Station and Sub Registrar Sonarpur, District 24 Parganas (South), and the said Gobinda Chandra Dey and nine others upon allotment and/or division got the rest of the land admeasuring an area of 2.99 acres.

G. By virtue of and by and under the said Second Deed of Partition dated 2<sup>nd</sup> June, 1975, the said Nemaï Chandra Dey became the sole and absolute lawful owner, absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of bastu land admeasuring an area of 29 sataks/decimals, be the same a little more or less, in Mouza Jagaddal, J. L. No. 71, R. S. No. 233, Touzi No. 82, under C. S. and R. S. Dag Nos. 959 and 3028, L. R. Dag Nos. 1111 and 3047, C. S. and R. S. Khatian Nos. 942 and 1086, L. R. Khatian No. 758, Police Station and Additional District Sub Registrar Sonarpur, under Rajpur Sonarpur Municipality, bearing Holding No. 202, Ramchand Dey Street, Ward No. 26 (previously 24), District 24 Parganas (South), Kolkata – 700 151, absolutely and forever, free from all encumbrances, charges, liens, lispens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions, alignments, etc., whatsoever or howsoever, without any interference, disturbance and obstruction whatsoever, from any person whomsoever and corner and manner whatsoever.

H. The said Nemaï Chandra Dey, the father and the predecessor in interest of the vendor herein died intestate leaving behind him surviving his widow, Archana Dey, and his only son, Tarak Nath Dey @ Tarak Nath De, (the vendor herein), as his only surviving legal heirs and the land owned by the said Nemaï Chandra Dey was devolved and inherited by his said widow and son according to Hindu Law and Hindu Succession Act, 1956.

Contd. . .



*[Handwritten signature]*  
REGIONAL REGISTRAR  
WEST BENGAL, KOLKATA  
14 NOV 2022

- I. The said Archana Dey and Tarak Nath Dey @ Tarak Nath De, (the vendor herein), got their names mutated in the records of the Rajpur Sonarpur Municipality, in respect of the said land.
- J. The said Archana Dey, also died intestate leaving behind her surviving her only son, Tarak Nath Dey @ Tarak Nath De, (the vendor herein), as her only surviving legal heir and the said land was devolved and inherited by her said son according to Hindu Law and Hindu Succession Act, 1956.
- K. In the circumstances aforesaid, the vendor herein thus became and still is the sole and absolute lawful owner, absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of bastu land, admeasuring an area of 29 sataks/decimals, be the same a little more or less **TOGETHER WITH** the paths, passages, structure/s standing and/or lying erected thereupon and others thereof being Plot No. 2, in Mouza Jagaddal, J. L. No. 71, R. S. No. 233, Touzi No. 82, under C. S. and R. S. Dag Nos. 959 and 3028, L. R. Dag Nos. 1111 (2 sataks/decimals) and 3047 (27 sataks/decimals), C. S. and R. S. Khatian Nos. 942 and 1086, L. R. Khatian No. 758, Police Station and Additional District Sub Registrar Sonarpur, under Rajpur Sonarpur Municipality, bearing Holding No. 202, Ramchand Dey Street, Ward No. 26 (previously 24), District 24 Parganas (South), Kolkata – 700 151, (hereinafter collectively referred to as the “**SAID LAND**”), as shown and delineated in **RED** colour border on the map or plan annexed hereto **TOGETHER WITH** all easement rights of free egress and ingress together with the right to take men, materials and vehicles, sewerage, drain, electricity, water, gas telephone connection etc. independently in, upon, over and from the municipal road on the Northern side of the of the said land, as more fully and particularly mentioned and described in the **SCHEDULE** hereunder written, absolutely and forever, free from all encumbrances, charges, liens, lispensens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions, alignments, etc., whatsoever or howsoever, without any interference, disturbance and obstruction whatsoever, from any person whomsoever and corner and manner whatsoever.
- L. At or before the execution of these presents, the vendor herein has represented, assured and undertaken to the purchasers and given warranties as follows:

Contd. . .



SECRETARY  
OFFICE OF THE SECRETARY  
14 NOV 2022

- i) That the vendor herein is the sole and absolute lawful owner, absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to the said land and each and every part and/or portion thereof, and the said land is free from all encumbrances, charges, liens, lispens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions, alignments, etc., whatsoever or howsoever.
- ii) That the vendor herein has a clear and marketable title in respect of the said land and each and every part and/or portion thereof and is in khas possession of the said land, without any claim, or demand, interruption, disturbance, or hindrance of any nature whatsoever or howsoever.
- iii) That the said land and each and every part and/or portion thereof was and still is being used by the owner being the vendor herein for no other purposes other than what is recorded in the Records of Rights in respect of the said land and/or any part or portion thereof and the nature and character of the said land and/or any part or portion thereof has not been changed and/or altered by the vendor herein and is still the same as mentioned therein.
- iv) That the vendor herein of the said land only and none else other than the vendor herein is the only owner of the said land and no one else has any right, title, interest, claim and/or demand in respect of the said land or any part or portion thereof.
- v) That it will be possible for the vendor herein, to hand over vacant and peaceful khas possession of the said land, or any part or portion thereof, to the purchasers herein.
- vi) That the said land or any part or portion thereof is not subject to any encumbrance, demand, or attachment under the Public Demand Recovery Act, or under the Income Tax Act, 1961, or any other law, for the time being in force.
- vii) That no part or portion of the said land is subject to any notice of acquisition and/or requisition and/or the subject matter of alignment either by the Govt.

Contd. . .



RECEIVED  
GOVERNMENT OF WEST BENGAL, KOLKATA  
14 NOV 2022

of West Bengal, or the Government of India, or any other authority or authorities appointed in this regard by the Central and State Governments and the vendor neither has any knowledge nor notice about the same.

- viii) That the vendor herein is not holding any excess vacant land under the West Bengal Land Reforms Act, 1955, or the Urban Land (Ceiling & Regulation) Act, 1976, and/or any other law for the time being in force, and there is no impediment or bar on the part of the vendor to grant, sell, transfer, convey, assign and assure the said land or any part or portion thereof.
- ix) That the vendor herein being the owner of the said land, neither had nor has sold nor had entered into any Agreement for Sale and/or Memorandum of Understanding, nor executed any Memorandum of Deposit of Title Deeds, nor deposited the title deeds nor created any third party right in respect of any part or portion of the said land by way of lease and/or agreement to lease and/or agreement for tenancy and/or any agreement for sale and/or any joint venture agreement and/or any other agreement and/or arrangement by which any third party's right and/or rights of possession or otherwise, is created and/or is intended to be created in favour of any third party and was and still is in khas possession of the said land.
- x) That the vendor herein has paid all the rates, taxes and all other outgoing, including land revenue payable in respect of the said land, up to the date hereof and shall further pay and remain liable to pay the panchayat/municipal rates and taxes including all outgoings and land revenue in respect of the said land, to any authority or authorities appointed in this regard, if not already paid and if found to be payable and/or outstanding in future.
- xi) That no suit or proceedings and/or any litigation is presently pending and/or instituted by any person and/or persons claiming any right over and in respect of the said land, or any part or portion thereof.
- xii) That the vendor herein shall be solely and wholly responsible for all the costs, charges, expenses and consequences in case if any defect is found in the title of the vendor herein, in respect of the said land, or any part



*[Handwritten signature]*  
KEMENTERIAN KESEHATAN  
MALAYSIA, KUALA LUMPUR  
14 NOV 2022



and/or portion thereof and the vendor herein shall remain responsible for the same, for all times hereafter and further indemnifies and keeps the purchasers indemnified against all suits, actions, claims, demands and proceedings arising there from.

- xiii) That no person and/or persons is in occupation of the said land, either as a tenant or otherwise nor any other person and/or persons has any right over and in respect of the said land or any part or portion thereof.
- xiv) That there is no thika tenant under the provisions of the West Bengal Thika Tenancy (Acquisition & Requisition) Act, 2001, or otherwise, in or on the said land or any part or portion thereof.
- xv) That there is no existing charge or mortgage in respect of the said land or any part or portion thereof.
- xvi) That the vendor herein has no difficulty in complying with his obligations hereunder.

**M.** Relying on the aforesaid assurances, representations, undertakings and warranties of the vendor herein, believing the same to be true and correct and acting on the faith thereof, the purchasers herein have agreed to purchase and acquire **ALL THAT** the piece or parcel of bastu land, admeasuring an area of 29 sataks/decimals, be the same a little more or less **TOGETHER WITH** the paths, passages, structure/s standing and/or lying erected thereupon and others thereof being Plot No. 2, in Mouza Jagaddal, J. L. No. 71, R. S. No. 233, Touzi No. 82, under C. S. and R. S. Dag Nos. 959 and 3028, L. R. Dag Nos. 1111 (2 sataks/decimals) and 3047 (27 sataks/decimals), C. S. and R. S. Khatian Nos. 942 and 1086, L. R. Khatian No. 758, Police Station and Additional District Sub Registrar Sonarpur, under Rajpur Sonarpur Municipality, bearing Holding No. 202, Ramchand Dey Street, Ward No. 26 (previously 24), District 24 Parganas (South), Kolkata – 700 151, collectively being the **said land**, as shown and delineated in **Red** colour border on the map or plan annexed hereto **TOGETHER WITH** all easement rights of free egress and ingress together with the right to take men, materials and vehicles, sewerage, drain, electricity, water, gas telephone connection etc. independently in, upon, over and from the municipal road on the Northern side of the of the said land, as more fully and particularly mentioned and described in the **Schedule** here under written, absolutely and forever, free from all



ADDITIONAL REGISTRATION  
14 NOV 2022

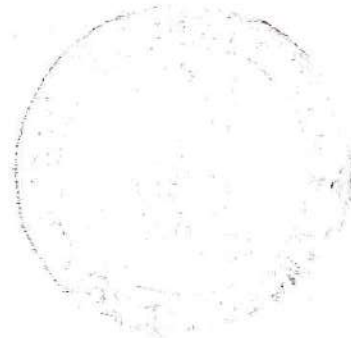
encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions, alignments, etc., whatsoever or howsoever, at and for the consideration and on the terms, conditions, covenants, rights and obligations hereinafter contained.

N. It has been amicably and mutually decided, understood and agreed by and between the vendors and the purchasers herein and also by and amongst the purchasers herein that the purchasers herein shall be entitled to and shall own and possess the said land in the following ratio:

- |      |   |   |     |
|------|---|---|-----|
| i)   | Niroshini Technology LLP (Purchaser No. 1)  | - | 50% |
| ii)  | Maheshwari Commotrade LLP (Purchaser No. 2) | - | 40% |
| iii) | Khaitan Construction LLP (Purchaser No. 3)  | - | 10% |

**NOW THIS DEED WITNESSETH** that in pursuance of the agreement as aforesaid and in consideration of a total sum of **Rs. 95,38,000/- (Rupees ninety five lacs and thirty-eight thousand) only**, of the lawful money of the Union of India in hand and well and truly paid by the purchasers to the vendor herein in their respective ratios as cited herein above, (the receipt whereof the vendor doth hereby admits and acknowledges as per the memorandum of consideration hereunder written and of and from the payment of the same and every part thereof forever releases, discharges and acquits the purchasers as also the said land hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be) the vendor doth hereby grants, sells, transfers, conveys, releases, assigns and assures unto and in favour of the purchasers herein **ALL THAT** the piece or parcel of bastu land, admeasuring an area of 29 sataks/decimals, be the same a little more or less **TOGETHER WITH** the paths, passages, structure/s standing and/or lying erected thereupon and others thereof being Plot No. 2, in Mouza Jagaddal, J. L. No. 71, R. S. No. 233, Touzi No. 82, under C. S. and R. S. Dag Nos. 959 and 3028, L. R. Dag Nos. 1111 (2 sataks/decimals) and 3047 (27 sataks/decimals), C. S. and R. S. Khatian Nos. 942 and 1086, L. R. Khatian No. 758, Police Station and Additional District Sub Registrar Sonarpur, under Rajpur Sonarpur Municipality, bearing Holding No. 202, Ramchand Dey Street, Ward No. 26 (previously 24), District 24 Parganas (South), Kolkata – 700 151, collectively being the **said land**, as shown and delineated in **Red**

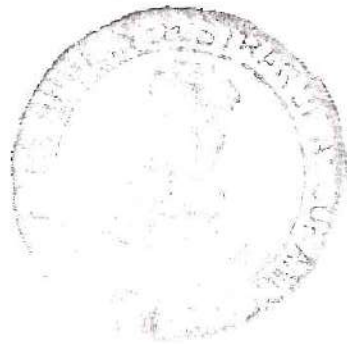
Contd. . .



ADDITIONAL REGISTRATION  
14 NOV 2022

colour border on the map or plan annexed hereto **TOGETHER WITH** all easement rights of free egress and ingress together with the right to take men, materials and vehicles, sewerage, drain, electricity, water, gas telephone connection etc. independently in, upon, over and from the municipal road on the Northern side of the of the said land, as more fully and particularly mentioned and described in the **Schedule** here under written, absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions, alignments, etc., whatsoever or howsoever, with full right, liberty and license to the purchasers, their respective successors, successors in office, successors in interest and assigns and the owners for the time being of the said land hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be and the tenants, servants and all other persons authorised in that regard from time to time and at all times hereafter at their will and pleasure for all purposes connected with the use and enjoyment of the said land with unfettered and unencumbered right to carry drains, underground mains for gas and electricity, filtered and unfiltered water, or over head wires for electricity telephone, etc. **OR HOWSOEVER OTHERWISE** the said land or any part or portion thereof now are or is or at any time or times heretofore were or was butted bounded called known numbered described and distinguished **TOGETHER WITH** all yards, areas, sewers, drains, ditches, trees, paths, passages, water, watercourses and all manner of ancient or other lights, rights, liberties, privileges, easements, advantages and appurtenances whatsoever to the said land with or without any part thereof belonging or in any way appertaining to or used held occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** all the estate right title interest inheritance reversion or reversions, remainder or remainders use trust possession land claim and demand whatsoever both in law or in equity of the vendor into and upon the said land and every part or portion thereof **AND** all deeds, pattahs, muniments, writings and evidences of title which in anywise relate to the said land or any part or portion thereof which now are or hereafter shall or may be in custody, power or possession of the vendor or persons from whom the vendor can or may procure the same without any action or suit at law or equity **AND TO HAVE AND TO HOLD** the said land hereby granted, sold, transferred, conveyed, released, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the purchasers, their

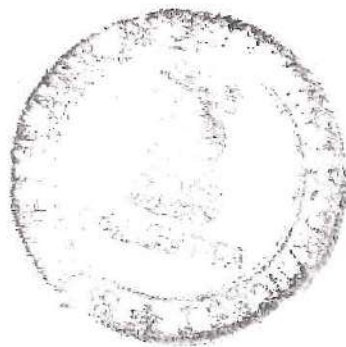
Contd. . .



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಕೊಲ್ಕತ್ತಾ  
14 NOV 2022

respective successors, successors in office, successors in interest and assigns, absolutely and forever and free from all encumbrances whatsoever **AND** that the vendor doth hereby covenants with the purchasers that notwithstanding any act deed matter or thing heretofore done committed or knowingly suffered by the vendor to the contrary, the vendor is the sole and absolute lawful owner, absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to the said land and each and every part or portion thereof hereby granted, sold, transferred, conveyed, released, assigned and assured as absolute and indefeasible and absolute estate or inheritance or equivalent thereto in fee simple without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that notwithstanding any such act deed or thing whatsoever as aforesaid **AND** that the vendor as owner has full power and absolute and indefeasible right and authority to grant, sell, transfer and convey the said land and each and every part or portion thereof unto and to the use of the purchasers in the manner aforesaid and according to the true intent and meaning of these presents **AND** that it shall be lawful for the purchasers at all times hereafter to peaceably and quietly enter into and upon and hold, possess, occupy and enjoy the said land and every part or portion thereof without any interruption or any lawful eviction interruption hindrances disturbances claim or demand whatsoever from of or by the vendor and/or any person or persons lawfully or equitably claiming any estate right title and interest whatsoever from under through or in trust for the vendor **AND** that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs, charges and expenses of the vendor well and sufficiently saved, defended kept harmless and indemnified of, from and against all and all manner of former or other estates, encumbrances, charges, liens, lispensens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions, alignments, etc., whatsoever had made done executed occasioned or suffered or created by the vendor or any person or persons claiming from through under or in trust for him in to and upon the said land hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be unto and to the use of the purchasers for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND** that the vendor and all persons having or lawfully or equitably claiming any estate right title

Contd. . .



ADDITIONAL REGISTRAR  
BANGALORE, KARNATAKA  
14 NOV 2022



and interest whatsoever in the said land hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and costs of the purchasers make do acknowledge and execute or cause to be made done acknowledged and executed all such further acts deeds matters things and assurances whatsoever for further better and more particularly effectual or satisfactorily granting transferring and assuring the said land hereby granted, sold, transferred, conveyed, assigned and assured and every part or portion thereof unto and to the use of the purchasers as shall or may be reasonably required **AND** the purchasers shall be at liberty to get their names duly mutated with the Rajpur Sonarpur Municipality, or any authority or authorities for the time being appointed in this behalf and the vendor doth hereby grants his consent in that regard and shall be bound to submit any petition of consent or otherwise if so required by any authority in course of any proceedings, including municipal proceedings **AND** the vendor herein shall remain liable to pay the rates and taxes including all outgoings and land revenue in respect of the said land, to any authority or authorities appointed in this regard, if not already paid and if found to be payable and/or outstanding in future **AND** if for any reason whatsoever any defect of any kind is found in respect of this deed, the vendor shall be bound and prepared to sign execute and get registered at the costs, charges and expenses of the purchasers, any kind of Deed and/or Deeds of Rectification as may be necessary and required to be executed and registered in favour of the purchasers to ensure perfect title of the purchasers in respect of the said land or any part or portion thereof and the vendor doth hereby authorizes the purchasers and gives his consent for the same **AND** the vendor shall unless prevented by fire or some other irresistible force from time to time and at all times hereafter upon reasonable request and at the cost of the purchasers produce or cause to be produced for inspection to the purchasers or to their Attorney/s or agent/s or before or at any trial commission examination tribunal board or authority for inspection or otherwise, if any, as the occasion shall require, the original title deeds and/or any other documents, if any, in connection with the title of the said land, which are now in vendor's possession, in connection with the said land, other than what are being handed over by the vendor to the purchasers at the time of execution and registration of these presents, and also shall at the like request and costs of the purchasers deliver and/or cause to be delivered to the purchasers such attested or other copies or extracts there from as the

Contd. . .



14 NOV 2022

purchasers may require and shall in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled and shall protect the same from fire and/or any other hazards which can or may cause damage to the same **AND** the vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter, or thing whereby the said land hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title **AND** the said land hereby sold, transferred and conveyed unconditionally and absolutely vests in the purchasers by virtue of these presents and the purchasers shall be at liberty to dispose of the said land or any part or portion thereof in any way and in any manner whatsoever by way of sale, lease, gift etc. and neither the vendor nor any one on behalf of the vendor shall ever assert/raise any objection thereto and if ever so raised, the same shall be rejected by all and/or any Court of law **AND** the vendor doth hereby further covenants with the purchasers that the purchasers shall be entitled to do all acts deeds matters and things and make all additions, alterations and connections at the said land viz. water, electricity, sewerage, drainage etc., to the new constructions and any future additions in the said land as may be deemed to be expedient to make such area and constructions tenantable and to use, enjoy, hold and/or sell or transfer the same and/or the further construction of further storey or stories thereon, to be constructed by the purchasers herein, to any person on such terms and conditions as the purchasers in their absolute discretion may think fit and proper **AND** the vendor doth hereby delivers vacant and peaceful khas possession of the said land to the purchasers.

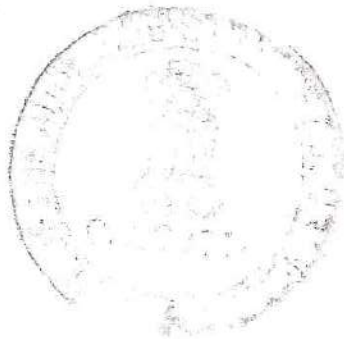
**THE SCHEDULE ABOVE REFERRED TO:  
"SAID LAND"**

*Narvik Nath R*

**ALL THAT** the piece or parcel of bastu land, admeasuring an area of 29 sataks/decimals, be the same a little more or less **TOGETHER WITH** the paths, passages, residential/<sup>2 stories</sup>structure/s measuring about 833 sq. ft. more or less/<sup>without</sup>standing and/or lying erected thereupon and others thereof being Plot No. 2, in Mouza Jagaddal, J. L. No. 71, R. S. No. 233, Touzi No. 82, under C. S. and R. S. Dag Nos. 959 and 3028, L. R. Dag Nos. 1111 (2 sataks/decimals) and 3047 (27 sataks/decimals), C. S. and R. S. Khatian Nos. 942 and 1086, L. R. Khatian No. 758, Police Station and Additional District Sub Registrar Sonarpur, under Rajpur Sonarpur Municipality, bearing Holding No. 202, Ramchand Dey Street (Ramchandra Dey Street), Ward No. 26

*Narvik Nath R*

Contd. . .



ADDRESS ONLY  
OF APPOINTMENT TO OFFICE  
14 NOV 2022

(previously 24), District 24 Parganas (South), Kolkata – 700 151, as shown and delineated in RED colour border on the map or plan annexed hereto and butted and bounded in the manner following that is to say:

**ON THE NORTH:** Partly by municipal road and partly by C. S. and R. S. Dag Nos. 3028 and 959;

**ON THE EAST:** By C. S and R. S. Dag No. 3026;

**ON THE WEST:** By C. S. and R. S. Dag Nos. 960 and 959 (P) and

**ON THE SOUTH:** By C. S. and R. S. Dag No. 3029

*The building consists of two bed rooms, one toilet, one kitchen, no lift. dah, and there is no lift.*

**TOGETHER WITH** all easement rights of free egress and ingress together with the right to take men, materials and vehicles, sewerage, drain, electricity, water, gas telephone connection etc. independently in, upon, over and from the municipal road on the Northern side of the of the said land

**OR HOWSOEVER OTHERWISE** the same are is was or were heretofore butted bounded called known numbered described or distinguished.

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

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

*Tarak Nath Das*

1. *Suman Kumar Datta*

2. *Shrawan Bajaj*  
*12A Rawdon Street, Kol - 17*

Drafted by me.

*Mayank Kakrania*  
Mayank Kakrania  
Advocate, High Court, Calcutta,  
10, Old Post Office Street,  
Right Wing, 1<sup>st</sup> Floor, Room No. 34A,  
Kolkata – 700 001.  
Enrolment No. WB/1287A/99

Contd. . .



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
14 NOV 2022

**RECEIPT AND MEMO OF CONSIDERATION**


**RECEIVED** of and from the within named purchasers the within mentioned sum of **Rs. 95,38,000/- (Rupees ninety-five lacs and thirty-eight thousand) only**, being the total consideration money payable to the vendor herein, as per the memo of consideration written herein below:

1. Paid by Purchaser No. 1 by Pay Order No. 303519 dated 14.11.2022, drawn on HDFC Bank, Stephen House Branch, Kolkata, in favour of the vendor.	Rs. 47,21,310/-
2. Paid by Purchaser No. 2 by Pay Order No. <u>016638</u> dated 14.11.2022, drawn on HDFC Bank, Kakurgachi Branch, Kolkata, in favour of the vendor.	Rs. 37,77,048/-
3. Paid by Purchaser No. 3 by Pay Order No. 694671 dated 11.11.2022, drawn on Kotak Mahindra Bank, Middleton Street Branch, Kolkata, in favour of the vendor.	Rs. 9,19,262/-
4. Paid by Purchaser No. 3 by NEFT No. KKBKH22306722331 dated 02.11.2022, in favour of the vendor.	Rs. 25,000/-
5. By Tax Deducted at Source @ 1% in terms of Section 194A of the Income Tax Act, 1961	Rs. 95,380/-
<b>Total:</b>	----- <b>Rs. 95,38,000/-</b> =====

**(Rupees ninety-five lacs and thirty-eight thousand) only.**

**WITNESSES:**

1. Swarnakar Dutta
2. C. Nanda Lal Jew Kal-26
2. Shantom Bajewar

  
 -----  
**SIGNATURE OF THE VENDOR**

Parak Nath

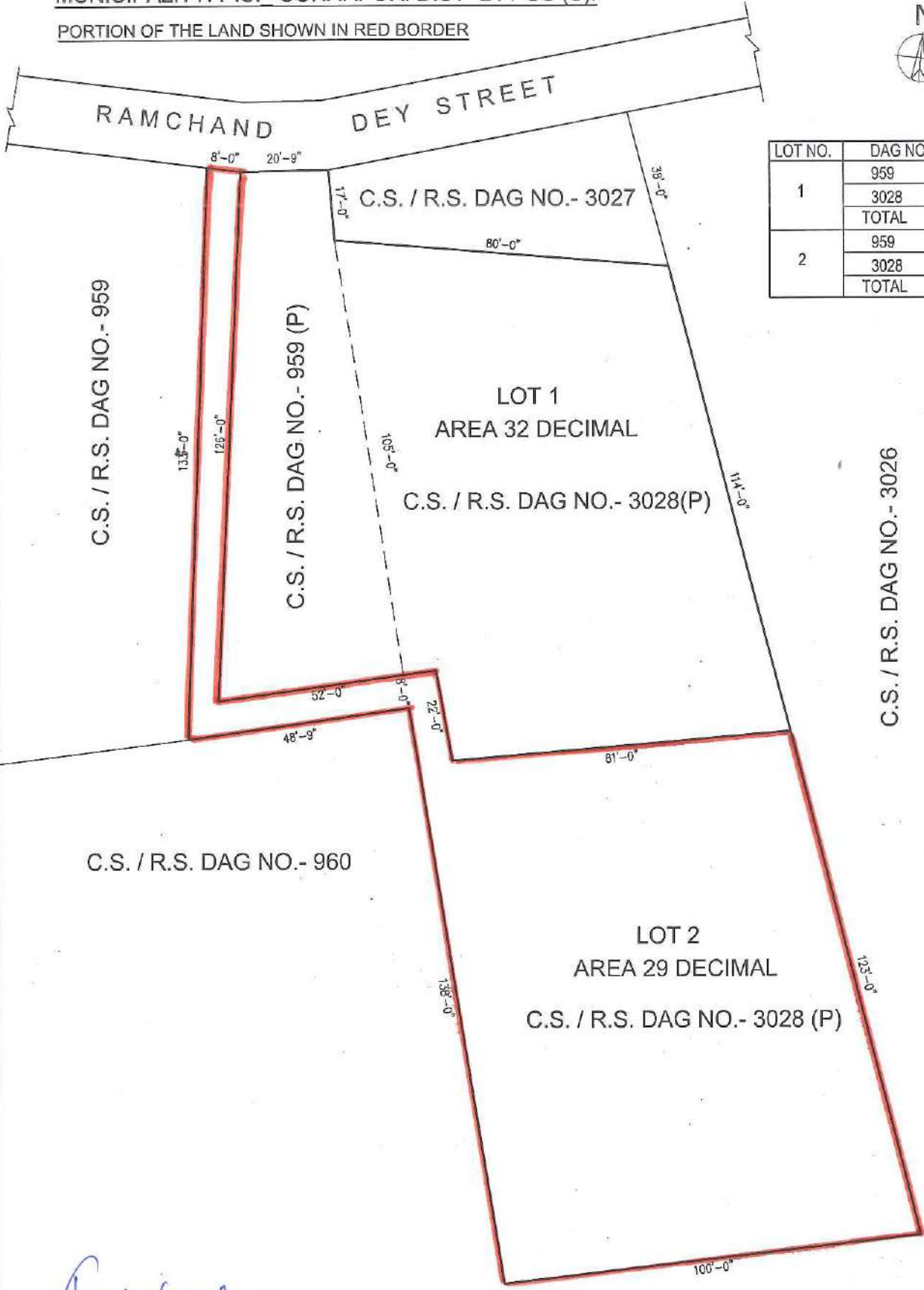


ADDITIONAL REGISTRAR  
OF COMPANIES-I, KOLKATA  
14 NOV 2022



SITE PLAN OF LAND IN MOUZA- JAGADDAL J.L. NO.- 71, R.S. DAG NO. - 959 & 3028 (P)  
 CORRESPONDING L.R. DAG NO. - 1111 & 3047. WARD NO - 26, UNDER RAJPUR SONARPUR  
 MUNICIPALITY. P.S. SONARPUR. DIST- 24 PGS (S).

PORTION OF THE LAND SHOWN IN RED BORDER



LOT NO.	DAG NO.	AREA
1	959	09.5 DEC.
	3028	22.5 DEC.
	TOTAL	32.0 DEC.
2	959	02.0 DEC.
	3028	27.0 DEC.
	TOTAL	29.0 DEC.

*Parik Nath*  
 SIGNATURE OF VENDOR/S



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
14 NOV 2022

## SPECIMEN FORM FOR TEN FINGERPRINTS



Ajay K. Tibrewal

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



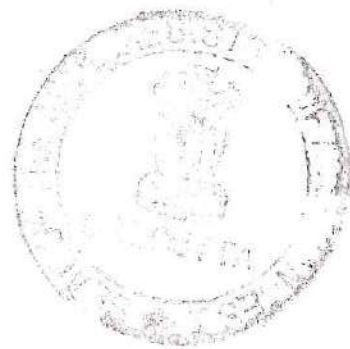
Vivek Chaudhry

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



S. Srinivasan - KATA (M)










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



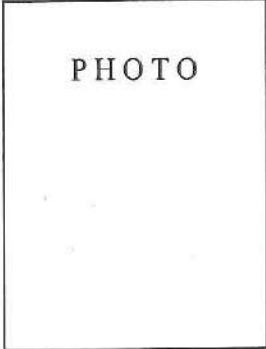
ADDITIONAL REGISTRAR  
K. S. M. KOLHATA  
94 NOV 2022

## SPECIMEN FORM FOR TEN FINGERPRINTS

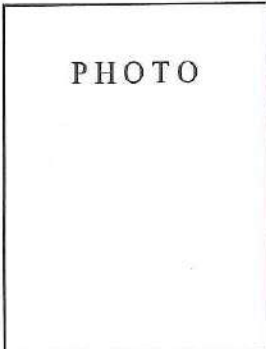


		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

Povak Nath



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



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



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
14 NOV 2022



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



151120222017455761

GRIPS Payment Detail

GRIPS Payment ID: 151120222017455761 Payment Init. Date: 15/11/2022 13:55:49  
Total Amount: 135320 No of GRN: 1  
Bank/Gateway: State Bank of India Payment Mode: Online Payment  
BRN: CKV3967986 BRN Date: 15/11/2022 14:00:22  
Payment Status: Successful Payment Init. From: GRIPS Portal

Depositor Details

Depositor's Name: KHAITAN CONSTRUCTION LLP  
Mobile: 9830055506

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230174557621	Directorate of Registration & Stamp Revenue	135320
<b>Total</b>			<b>135320</b>

IN WORDS: ONE LAKH THIRTY FIVE THOUSAND THREE HUNDRED TWENTY ONLY.  
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192022230174557621

GRN Details

GRN:	192022230174557621	Payment Mode:	Online Payment
GRN Date:	15/11/2022 13:55:49	Bank/Gateway:	State Bank of India
BRN :	CKV3967986	BRN Date:	15/11/2022 14:00:22
GRIPS Payment ID:	151120222017455761	Payment Init. Date:	15/11/2022 13:55:49
Payment Status:	Successful	Payment Ref. No:	2003092558/31/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	KHAITAN CONSTRUCTION LLP
Address:	10A, RAWDON STREET 1ST FLOOR, West Bengal, 700017
Mobile:	9830055506
Email:	LEGAL@PIONEERPROPERTY.IN
Contact No:	9830055506
Depositor Status:	Buyer/Claimants
Query No:	2003092558
Applicant's Name:	Mr Haridas Sardar
Address:	A.R.A. - I KOLKATA
Office Name:	A.R.A. - I KOLKATA
Identification No:	2003092558/31/2022
Remarks:	Sale, Sale Document Payment No 31
Period From (dd/mm/yyyy):	15/11/2022
Period To (dd/mm/yyyy):	15/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003092558/31/2022	Property Registration- Stamp duty	0030-02-103-003-02	128593
2	2003092558/31/2022	Property Registration- Registration Fees	0030-03-104-001-16	6727
			<b>Total</b>	<b>135320</b>

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





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



121120222017109562

## GRIPS Payment Detail

GRIPS Payment ID:	121120222017109562	Payment Init. Date:	12/11/2022 16:30:24
Total Amount:	482734	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	CKV3761923	BRN Date:	12/11/2022 16:33:58
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

## Depositor Details

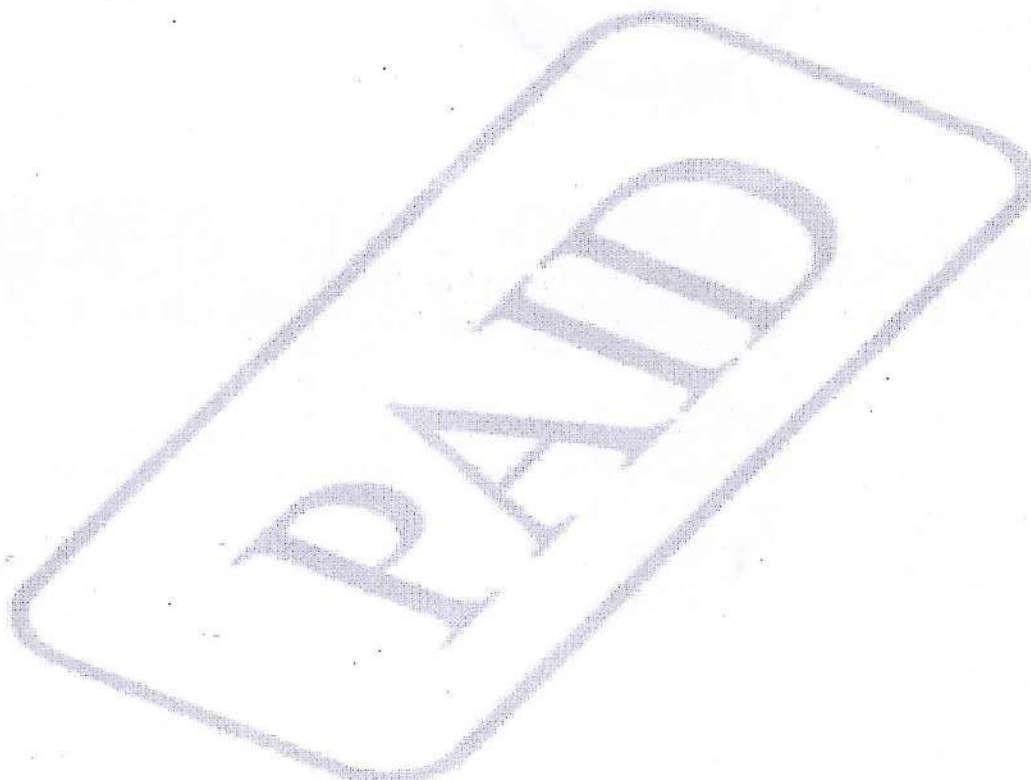
Depositor's Name: KHAITAN CONSTRUCTION LLP  
Mobile: 9830055506

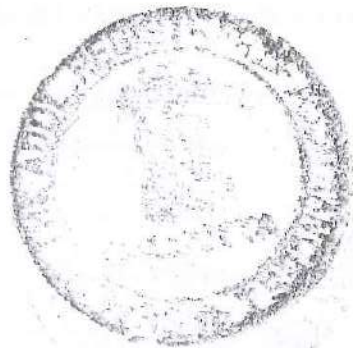
## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230171095631	Directorate of Registration & Stamp Revenue	482734
<b>Total</b>			<b>482734</b>

IN WORDS: FOUR LAKH EIGHTY TWO THOUSAND SEVEN HUNDRED THIRTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





ADDITIONAL SECRETARY  
OF ASSESSMENT, KOLAKATA  
14 NOV 2022



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



192022230171095631

GRN Details

GRN: 192022230171095631 Payment Mode: Online Payment  
GRN Date: 12/11/2022 16:30:24 Bank/Gateway: State Bank of India  
BRN : CKV3761923 BRN Date: 12/11/2022 16:33:58  
GRIPS Payment ID: 121120222017109562 Payment Init. Date: 12/11/2022 16:30:24  
Payment Status: Successful Payment Ref. No: 2003092558/17/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: KHAITAN CONSTRUCTION LLP  
Address: 10A, RAWDON STREET KOLKATA, West Bengal, 700017  
Mobile: 9830055506  
EMail: LEGAL@PIONEERPROPERTY.IN  
Contact No: 9830055506  
Depositor Status: Buyer/Claimants  
Query No: 2003092558  
Applicant's Name: Mr Haridas Sardar  
Identification No: 2003092558/17/2022  
Remarks: Sale, Sale Document  
Period From (dd/mm/yyyy): 12/11/2022  
Period To (dd/mm/yyyy): 12/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003092558/17/2022	Property Registration- Stamp duty	0030-02-103-003-02	381540
2	2003092558/17/2022	Property Registration- Registration Fees	0030-03-104-001-16	95394
3	2003092558/17/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	5800
<b>Total</b>				<b>482734</b>

IN WORDS: **FOUR LAKH EIGHTY TWO THOUSAND SEVEN HUNDRED THIRTY FOUR ONLY.**

119



ADV. CIVIL REGISTRY  
OF DISTRICT JUDICIAL OFFICE-I, KOLKATA  
14 NOV 2022

## Major Information of the Deed

Deed No :	I-1901-10028/2022	Date of Registration	15/11/2022
Query No / Year	1901-2003092558/2022	Office where deed is registered	
Query Date	31/10/2022 1:15:17 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Haridas Sardar 10A, Rawdon Street, 1st Floor, Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700017, Mobile No. : 9830032337, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 95,38,000/-	Rs. 1,02,02,260/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,10,233/- (Article:23)	Rs. 1,02,121/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :




District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: RAMCHANDRA DEY STREET, Mouza: Jagaddal, , Ward No: 26, Holding No:202 JI No: 71, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3047 (RS :-)	LR-758	Bastu	Bastu	27 Dec	83,95,000/-	88,36,355/-	Property is on Road
L2	LR-1111 (RS :-)	LR-758	Bastu	Bastu	2 Dec	6,22,000/-	6,54,545/-	Property is on Road
		<b>TOTAL :</b>			29Dec	90,17,000 /-	94,90,900 /-	
	<b>Grand Total :</b>				29Dec	90,17,000 /-	94,90,900 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	833 Sq Ft.	5,21,000/-	7,11,360/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 416.5 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 416.5 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
	<b>Total :</b>	<b>833 sq ft</b>	<b>5,21,000 /-</b>	<b>7,11,360 /-</b>	

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr TARAK NATH DE</b> <b>(Presentant)</b> Son of Late NEMAI CHANDRA DEY Executed by: Self, Date of Execution: 14/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	14/11/2022	LTI 14/11/2022	14/11/2022	
184, SHIV SHAKTI NAGAR COLONY, City:- Not Specified, P.O:- INDORE, P.S:-MHOW, District:- Indore, Madhya Pradesh, India, PIN:- 453441 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx7N, Aadhaar No: 52xxxxxxxx6571, Status :Individual, Executed by: Self, Date of Execution: 14/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Office				

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>KHAITAN CONSTRUCTION LLP</b> 10A RAWDON STREET, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
2	<b>NIROSHINI TECHNOLOGY LLP</b> 7B, KIRAN SANKAR ROY ROAD, 4TH FLOOR, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
3	<b>MAHESHWARI COMMOTRADE LLP</b> DIAMOND HERITAGE, 16 STRAND ROAD, Block/Sector: ROOM NO.1007, 10TH FLOOR, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: ABxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr RAVINDRA KHAITAN</b> Son of Late RATANLAL KHAITANSILVER SPRING,5, JBS HALDEN AVENUE,NOW P.S . PRAGATI MAIDAN, Block/Sector: BLOCK-IV, 5TH FLOOR, Flat No: 5A, City:- Not Specified, P.O:- DHAPA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8R, Aadhaar No: 37xxxxxxxx7108 Status : Representative, Representative of : KHAITAN CONSTRUCTION LLP (as PARTNER)
2	<b>Mr ADITYA KUMAR TIBREWAL</b> Son of Mr BINOD KUMAR TIBREWAL 54/10, D.C. DEY ROAD, Block/Sector: TOWER-3, ACTIVE ACRES, Flat No: 9D, City:- Not Specified, P.O:- TANGRA, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx0F, Aadhaar No: 50xxxxxxxx2119 Status : Representative, Representative of : NIROSHINI TECHNOLOGY LLP (as PARTNER)

**3 Mr VIVEK CHOUDHARY**

Son of Mr BIJAY CHOUDHARY BH-84, SECTOR 2, TANK-7, SALT LAKE CITY, BIDHANNAGAR, City:- Not Specified, P.O:- SECH BHAWAN, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8A, Aadhaar No: 87xxxxxxxx5118 Status : Representative, Representative of : MAHESHWARI COMMOTRADE LLP (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr HARIDAS SARDAR</b> Son of Late B SARDAR VILLAGE SARBERIA, City:- Not Specified, P.O:- SARBERIA, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743385			
	14/11/2022	14/11/2022	14/11/2022

Identifier Of Mr TARAK NATH DE

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr TARAK NATH DE	KHAITAN CONSTRUCTION LLP-2.7 Dec, NIROSHINI TECHNOLOGY LLP-13.5 Dec, MAHESHWARI COMMOTRADE LLP-10.8 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr TARAK NATH DE	KHAITAN CONSTRUCTION LLP-0.2 Dec, NIROSHINI TECHNOLOGY LLP-1 Dec, MAHESHWARI COMMOTRADE LLP-0.8 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr TARAK NATH DE	KHAITAN CONSTRUCTION LLP-83.30000000 Sq Ft, NIROSHINI TECHNOLOGY LLP-416.50000000 Sq Ft, MAHESHWARI COMMOTRADE LLP-333.20000000 Sq Ft

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: RAMCHANDRA DEY STREET  
Mouza: Jagaddal, , Ward No: 26, Holding No:202 JI No: 71, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3047, LR Khatian No:- 758		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1111, LR Khatian No:- 758		Seller is not the recorded Owner as per Applicant.

**On 14-11-2022**

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

Presented for registration at 16:20 hrs on 14-11-2022, at the Office of the A.R.A. - I KOLKATA by Mr TARAK NATH DE, Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,02,02,260/-

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

Execution is admitted on 14/11/2022 by Mr TARAK NATH DE, Son of Late NEMAI CHANDRA DEY, 184, SHIV SHAKT NAGAR COLONY, P.O: INDORE, Thana: MHOW, , Indore, MADHYA PRADESH, India, PIN - 453441, by caste Hindu, by Profession Service

Identified by Mr HARIDAS SARDAR, , Son of Late B SARDAR, VILLAGE SARBERIA, P.O: SARBERIA, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,02,121.00/- ( A(1) = Rs 1,02,023.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 95,394/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/11/2022 4:33PM with Govt. Ref. No: 192022230171095631 on 12-11-2022, Amount Rs: 95,394/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKV3761923 on 12-11-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,10,133/- and Stamp Duty paid by by online = Rs 3,81,540/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/11/2022 4:33PM with Govt. Ref. No: 192022230171095631 on 12-11-2022, Amount Rs: 3,81,540/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKV3761923 on 12-11-2022, Head of Account 0030-02-103-003-02

*Pradipta Kishore Guha*

Pradipta Kishore Guha  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal

**On 15-11-2022**

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,02,121.00/- ( A(1) = Rs 1,02,023.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 6,727/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/11/2022 2:00PM with Govt. Ref. No: 192022230174557621 on 15-11-2022, Amount Rs: 6,727/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKV3967986 on 15-11-2022, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,10,133/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,28,593/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 53097, Amount: Rs.100.00/-, Date of Purchase: 09/11/2022, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/11/2022 2:00PM with Govt. Ref. No: 192022230174557621 on 15-11-2022, Amount Rs: 1,28,593/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKV3967986 on 15-11-2022, Head of Account 0030-02-103-003-02

*Pradipta Kishore Guha*

**Pradipta Kishore Guha  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2022, Page from 447944 to 447975

being No 190110028 for the year 2022.



Digitally signed by pradipta kishore guha  
Date: 2022.11.22 18:06:02 -08:00  
Reason: Digital Signing of Deed.

*Pradipta*

(Pradipta Kishore Guha) 2022/11/22 06:06:02 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.

(This document is digitally signed.)