

09886/21

I-9895/2021



पश्चिम बंगाल WEST BENGAL

59AB 347929

SP  
28/10/21  
92  
2136400/21

Certified that the document is admitted to registration. The signature ~~of the~~ and the endorsement ~~shere~~ attested with this document are the part of this document.

District Sub-Registrar-II  
Alpore, South 24 Parganas

29 OCT 2021

THIS INDENTURE OF CONVEYANCE made this the 28<sup>th</sup> day of October, TWO THOUSAND AND TWENTY ONE BETWEEN

20452

09 AUG 2021

No.....Rs.- 10/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27

DEBJYOTI GHOSH  
ADVOCATE  
SEALDAH CIVIL COURT  
ROOM NO -411 (4TH FLOOR)  
KOLKATA-700 014

~~Chanchal Hazumdar~~

8503

For WATERTOWN VANUJA PVT. LTD.

Chanchal Hazumdar

Director / Authorized Signatory

8504

KUSHIYARA PROMOTERS LLP

Krishanu Jana

Designated Person/Authorized Signatory

8505

Identified by me  
Nilesh Kundu.  
s/o. Lt. N. G. Kundu.  
36/1A, Elgin Rd.  
Kolkata - 700020.



District sub-Registrar, B

Alipore, South 24 Parganas,

20 OCT 2021



**WATER TOWN VANIJYA PVT LTD, (PAN AABCW5668C)**, a company incorporated under the Companies Act, 1956 having its registered office at Vill- Kotalpara, P.O.- 4 No. Pashyampur, P.S. -Pursurah, Hooghly, Pin - 712 401, being represented by its authorized representative **MR Chanchal Mozumder, (PAN AHCPM2290B, Adhar No. 9894 2962 0217), (Phone No. 9330110512)**, son of Late Biswa Sundar Mozumder by Nationality-Indian, Residing at 41, Kansari Road, P.O. Bhawanipore, P.S. Kalighat, Kolkata-700025 hereinafter referred to as the **VENDOR** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and each of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**

**AND**

**KUSHIYARA PROMOTERS LLP, (LLPIN: AAX-3115) (PAN AAXFK4314L)** a Limited Liability Partnership Firm having its regd. Office at 41, Kansari Para Road, P.O. Bhawanipore, P.S. Kalighat, Kolkata - 700025 being represented by **KRISHANU JANA (PAN NO.ANYP33721A), (ADHAAR NO.5476 6157 2831), (MOBILE NO. 8584040508)**, son of **PULAKESH JANA**, residing at VILL- Guaberia, P.O- Tabakhali, P.S- Guaberia, Purba Medinipur, West Bengal- 721635, hereinafter referred to as the **PURCHASER** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and each of their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS**

By virtue of a Deed of Conveyance being no. 4940 for the year 2008, registered in Book No. I, CD Volume No. 12, Pages 4464 to 4489, registered in the office of Additional District Sub Registrar - Sonarpur, M/s. B K



District Sub-Registrar -

Alipore, South 24 Parganas.

20 OCT 2021

Consortium Engineers Pvt Ltd purchased from Mr. Santosh Kumar Pathak and Kumari Bithika Pathak all that piece and parcel of land admeasuring 6.18 Acres of land in various R.S. & L.R. Dags of Mouza Jagaddal, J. L. No. 71 and 6.85 Acres of land in various R.S. & L.R. Dags of Mouza Elachi, J L No. 70 aggregating to 13.03 Acres of land be the same a little more or less and recorded its name in L.R Khatian no. 2595 of Mouza Jagaddal and L.R. Khatian No. 1270 of Mouza: Elachi, Police Station Sonarpur, District South 24 Parganas, herein after referred to as the **'EntireProperty'**.

By virtue of a Deed of Conveyance being no. 03423 for the year 2015, registered in Book No. I, CD Volume No. 11, Pages 2990 to 3002, registered in the office of District Sub Registrar - IV, South 24 Paraganas, M/s. Water Town Vanijya Pvt Ltd the vendor herein therein referred to as the purchaser purchased from M/s. B.K. Consortium Engineers Pvt Ltd all that the undivided and undemarcated piece and parcel of shali land admeasuring 9 decimal out of 29 decimal of land in R.S. Dag No. 820 corresponding to L.R. Dag No. 969 and 1 decimal out of 37 decimal in R.S. Dag 818 corresponding to L.R. Dag 968 of Mouza Jagaddal, J. L. No. 71 aggregating to 10 Decimal be the same a little more or less and recorded its name in L.R Khatian no. 3557 of Police Station Sonarpur, District South 24 Parganas, herein after referred to as the **'SAID LAND'**.

Thus the said M/s. Water Town Vanijya Pvt Ltd, became owner of **ALL THAT** the undivided and undemarcated piece and parcel of shali land admeasuring 9 decimal out of 29 decimal of land in R.S. Dag No. 820 corresponding to L.R. Dag No. 969 and 1 decimal out of 37 decimal in R.S. Dag 818 corresponding to L.R. Dag 968, appertaining to L.R Khatian no. 3557, aggregating to 10 Decimal be the same a little more or less, lying and situate at Mouza Jagaddal, J.L. No. 71, Police Station Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality, District South 24 Parganas, more fully and particularly described in the Schedule hereunder written and herein after referred to as the **"SAID LAND"**.



  
District sub-Registrar, Alipur

Alipur, Jharkhand

20 OCT 2021



THAT now the Vendor have represented to the PURCHASER that the said Property is free from all encumbrances marketable and they have a good title to the same.

The Vendor shall help to obtain permission and/or necessary NOC from various departments such as Airport Authority of India, Provisional Fire NOC and agrees to grant unto the PURCHASER the absolute right and benefit of the permissions and NOCs and the plan.

The Vendor also assured the PURCHASER herein that it has not stood as guarantor in respect of any third party liability and/ or have given any undertaking in favour of any third party

The Vendor also undertake to sign and execute any further papers and/or documents which the PURCHASER may require for the purpose of carrying out development of the land without any further financial liability.

The Vendor have agreed to sell, transfer and convey and the PURCHASER have agreed to purchase **ALL THAT** the undivided and undemarcated piece and parcel of shali land admeasuring 9 decimal out of 29 decimal of land in R.S. Dag No. 820 corresponding to L.R. Dag No. 963 and 1 decimal out of 37 decimal in R.S. Dag 818 corresponding to L.R. Dag 968, appertaining to L.R Khatian no. 3557, lying and situate at Mouza Jagaddal, J.L. No. 71, Police Station Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality, District South 24 Parganas, Post office South Jagaddal and Police Station- Sonarpur i.e the "SAID LAND" which is morefully and particularly mentioned in Schedule herein below herein after referred to as the "**Demised Land**", free from all encumbrances liens, dispendens, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the benefit of the permissions and/or NOC at and for the consideration of a sum of **Rs. 46,00,000/- (Rupees Forty Six Lacs) only**



District sub-Registrar II

Alinore, South 24 Parganas

20 OCT 2024



**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of **Rs. 46,00,000/- (Rupees Forty Six Lacs) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor do and each of them doth hereby as also by the receipt hereunder written admit acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the said land ) the Vendor do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser ALL THAT the piece and parcel of land comprising to R.S Dag no. 818 & 820 corresponding to L.R. Dag no. 968 & 969 mentioned in the Schedule herein below morefully, and the same is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as the said land ) **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, called, known, numbered, described and distinguished Together With all boundary walls areas sewers drains ditches ancient and other rights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby sold granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor do and each of them doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the



*[Handwritten signature]*

District sub-Registrar

Alipore, South 24 Parganas

28 OCT 2021

vendor or their predecessors - in - title done or executed or knowingly suffered to the contrary the vendoris now lawfully, rightfully, and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same AND THAT NOTWITHSTANDING any such act, deed or thing whatsoever as aforesaid the vendor have now in themselves good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid AND the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for them AND that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from 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 Purchaser do and execute or cause to be done and executed al such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the purchaser in manner aforesaid as shall or may reasonably required.



*[Handwritten signature]*

District sub-Registrar

Alipore, South 24 Parganas

20 OCT 2021



**THE SCHEDULE ABOVE REFERRED TO**  
**SCHEDULE**  
**(SAID LAND/DEMISED LAND)**

**ALL THAT** the undivided and undemarcated piece and parcel of shali land admeasuring 9 decimal out of 29 decimal of land in R.S. Dag No. 820 corresponding to L.R. Dag No. 969 and 1 decimal out of 37 decimal in R.S. Dag 818 corresponding to L.R. Dag 968, appertaining to L.R Khatian no. 3557, aggregating to 10 Decimal be the same a little more or less, lying and situate at Mouza Jagaddal, J.L. No. 71, Post Office: South Jagaddal, Police Station Sonarpur under the jurisdiction of Rajpur Sonarpur Municipality, District South 24 Parganas as delineated and shown in the map or plan annexed hereto and bordered in colour Red thereon (Dr. B.C. Roy Road)

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

**SIGNED AND DELIVERED**

**BY THE VENDOR** at Kolkata

in the presence of:

1. *Barnab M. Sethasadhan*  
36/1A, Elgin Road, Kol-20.
2. *Amj Jahan*  
36/1A Elgin Road  
Kolkata - 700020.

For WATERTOWN VANUJA PVT. LTD.

*Chandral Mozunder*  
Director / Authorized Signatory

**SIGNED AND DELIVERED**

**BY THE PURCHASER** at Kolkata

in the presence of:

1. *Barnab M. Sethasadhan*
2. *Amj Jahan*

Drafted by me: -

(As per instruction)  
*Debyoti Ghosh*  
Advocate

Sealdah Civil Court  
Kolkata- 700014

Enrollment No. :- *KB/547/09*

KUSHIYARA PROMOTERS LLP

*Krishanu Jana*  
Designated Partner/Authorized Signatory



District sub-Registrar-II

Alibore, South 24 Parganas

20 OCT 2024

MEMO OF CONSIDERATION

RECEIVED of and from the within- named PURCHASER the within-mentioned sum of Rs. 46,00,000/- (Rupees Forty Six Lacs) only

WITNESSES :

- 1) *Bharam Sr. Sathadham*
- 2) *Amj Jalea.*

For WATERTOWN VANIJYA PVT. LTD.  
*Charchal Hogumde*  
Director / Authorized Signatory  
**VENDORS**



District sub-Registrar - B

Almere, South 24 Parganas

20 OCT 2021



**SALE DEED PLAN (As Per R.S. Mouza Map)**

**RS.DAG.NO.- 818, 820, LR.DAG.NO.- 968, 969**

**MOUZA - JAGADDAL, JL.NO.-71, PS.-SONARPUR,**

**DIST.- 24 PARGANAS SOUTH,**



For WATERTOWN VANIYA PVT. LTD.

*Chanchal Mondal*

Director / Authorized Signatory

KUSHIYARA PROMOTERS LLP

*Krishanu Jana*

Designated Partner/Authorized Signatory



District sub-Registrar-II

Alipore, South, 24 Parganas

28 OCT 2021









ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AAXFK4314L

|   |  |  |  |
|---|--|--|--|
| नाम / Name  | KUSHIYARA PROMOTERS LLP  |  |  |
| निर्गमन / गठन की तारीख /<br>Date of Incorporation/Formation | 07/06/2021   |  |  |
|   |  | Validity unknown<br>Signed by : Income Tax PAN Services Unit, ITMISL<br>Date : 12/06/2021 09:29:56<br>Reason : Document Signer<br>Location : India |  |

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.  
स्थायी लेखा संख्या (पैन) एक कस्टमर से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, देयता बकाया, सूचना के विनिमय और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.  
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader"  
इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में वर्धित क्वोआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस निर्दिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।

Cut

Fold

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number Card

AAXFK4314L

नाम / Name

KUSHIYARA PROMOTERS LLP



निर्गमन / गठन की तारीख /  
Date of Incorporation/Formation  
07/06/2021



Income Tax PAN Services Unit, ITMISL  
Plot No. 3, Sector II, CBD Belapur,  
Navi Mumbai - 400 614.

एस कार्ड के साथ/साथ एक कृपया पठनीय कोड/कोडिंग :  
आयकर विभाग, इटमिसल, 111113  
प्लॉट नं. 3, सेक्टर-02, सीडीबी बेलपुर,  
नवी मुंबई-400 614.



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

CHANCHAL MOZUMDER

BISWA SUNDAR MOZUMDER

12/12/1964

Permanent Account Number

AHCPM2290B

*Chozumder*

Signature









भारत सरकार  
Government of India



राधा मोहन  
Radha Mohan  
जन्म तिथि / DOB: 12/12/1984  
पुरुष / Male



9894 2962 0217

मेरा आधार, मेरी पहचान



भारत सरकार द्वारा प्रमाणित  
Unique Identification Authority of India

एड: 31/मार्च/2019 विद्यमान  
संपर्क: ए. आर. आर. आर. आर.  
आर. आर. आर. आर. आर. आर.  
आर. आर. आर. आर. आर. आर.  
210000

आर. आर. आर. आर. आर. आर.  
आर. आर. आर. आर. आर. आर.  
आर. आर. आर. आर. आर. आर.  
आर. आर. आर. आर. आर. आर.

9894 2962 0217





आयकर विभाग  
INCOME TAX DEPARTMENT

सरकार  
भारत

KRISHANU JANA

PULAKESH JANA

21/00/382

Permanent Account Number

ANYPJ3721A

*Krishanu Jana*









ভারত সরকার  
Government of India

শেয়ারিং আইডি: Aadhaar ID: 10409416608213

Aadhaar ID: 10409416608213  
 Aadhaar ID: 10409416608213

To:  
 Mr. M. K.  
 107, Park Road,  
 PO: Park Road,  
 PS: Chhatra,  
 District:  
 Nadia,  
 West Bengal - 721001  
 980923 301



আপনার আধার নম্বর / Your Aadhaar No.

5476 6157 2831

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



Mr. M. K.  
 107, Park Road,  
 PO: Park Road,  
 PS: Chhatra,  
 District:  
 Nadia,  
 West Bengal - 721001  
 980923 301



5476 6157 2831

আপনার আধার নম্বর / Your Aadhaar No.



- It is a unique ID, linked to your biometric data.
- It is a permanent ID, linked to your biometric data.
- It is a permanent ID, linked to your biometric data.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- It is a permanent ID, linked to your biometric data.
- It is an electronically generated letter.

- It is a permanent ID, linked to your biometric data.
- It is a permanent ID, linked to your biometric data.
- It is a permanent ID, linked to your biometric data.
- It is a permanent ID, linked to your biometric data.



ভারত সরকার  
Government of India

Mr. M. K.  
 107, Park Road,  
 PO: Park Road,  
 PS: Chhatra,  
 District:  
 Nadia,  
 West Bengal - 721001  
 980923 301



5476 6157 2831

আপনার আধার নম্বর / Your Aadhaar No.



## FINGERPRINTS



Little      Ring      Middle      Fore      Thumb  
(Left Hand)



Thumb      Fore      Middle      Ring      Little  
(Right Hand)

Name... CHANCHAL MOZUNDER

Signature... Chanchal Mozunder



Little      Ring      Middle      Fore      Thumb  
(Left Hand)



Thumb      Fore      Middle      Ring      Little  
(Right Hand)

Name... KRISHANU JANA

Signature... Krishanu Jana

PHOTO

Little      Ring      Middle      Fore      Thumb  
(Left Hand)

Thumb      Fore      Middle      Ring      Little  
(Right Hand)

Name.....

Signature.....



District sub-Registrar-2

Alibore, South 24 Parganas

28 OCT 2021





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas


Signature / LTI Sheet of Query No/Year 16022002136400/2021

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

| Sl No. | Name of the Executant   | Category   | Photo  | Finger Print  | Signature with date                  |
|--------|---|--|--|---|--------------------------------------|
| 1      | Mr Chanchal Mozumder<br>41, Kansari Road, City:-<br>Not Specified, P.O:-<br>Bhawanipore, P.S:-<br>Kalighat, District:-South<br>24-Parganas, West<br>Bengal, India, PIN:-<br>700025                            | Represent<br>ative of<br>Seller<br>[WATER<br>TOWN<br>VANIJYA<br>PRIVATE<br>LIMITED ] |     |     | <i>Chanchal Mozumder</i><br>28/10/21 |
| Sl No. | Name of the Executant   | Category   | Photo  | Finger Print  | Signature with date                  |
| 2      | Mr KRISHANU JANA<br>VILL- Guaberia, City:-<br>Not Specified, P.O:-<br>Tabakhali, P.S:-<br>Sutahata, District:-Purba<br>Midnapore, West<br>Bengal, India, PIN:-<br>721635                                      | Represent<br>ative of<br>Buyer<br>[KUSHIYA<br>RA<br>PROMOT<br>ERS LLP<br>]           |   |   | <i>Krishanu Jana</i><br>28/10/21     |
| Sl No. | Name and Address of identifier  | Identifier of  | Photo  | Finger Print  | Signature with date                  |
| 1      | Mr NILESH KUNDU<br>Son of Mr N GT<br>KUNDU<br>36/1A ELGIN ROAD,<br>City:- Not Specified,<br>P.O:- L R SARANI,<br>P.S:-Bhawanipore,<br>District:-South 24-<br>Parganas, West<br>Bengal, India, PIN:-<br>700020 | Mr Chanchal Mozumder, Mr<br>KRISHANU JANA  |  |  | <i>Nilesh Kundu</i><br>28-10-2021    |





  
District sub-Registrar-11

Almorah, South 24 Parganas

28 OCT 2020

(Samar Kumar Pramanick)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. -I

I SOUTH 24-PARGANAS

South 24-Parganas, West

Bengal



*[Handwritten signature]*

District sub-Registrar

Alameda, South 24 Bergambilla

20 OCT 2021



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

GRN Details

GRN: 192021220102247601 Payment Mode: Online Payment  
GRN Date: 27/10/2021 18:24:21 Bank/Gateway: ICICI Bank  
BRN : 69360009 BRN Date: 27/10/2021 18:10:11  
Payment Status: Successful Payment Ref. No: 2002136400/1/2021  
[Query No/\*\*Query Year]

Depositor Details

Depositor's Name: KUSHIYARA PROMOTERS LLP  
Address: Kansaripara Road KOLKATA - 700025  
Mobile: 9836016301  
Depositor Status: Buyer/Claimants  
Query No: 2002136400  
Applicant's Name: Mr DEBJYOTI GHOSH  
Identification No: 2002136400/1/2021  
Remarks: Sale, Sale Document

Payment Details

| Sl. No. | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹)    |
|---------|-------------------|--|--------------------|---------------|
| 1       | 2002136400/1/2021 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 196374        |
| 2       | 2002136400/1/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 49105         |
|         |                   |  | <b>Total</b>       | <b>245479</b> |

IN WORDS: TWO LAKH FORTY FIVE THOUSAND FOUR HUNDRED SEVENTY NINE ONLY.





## Major Information of the Deed

|   |   |                                 |            |
|---|---|---------------------------------|------------|
| Deed No :                               | I-1602-09895/2021   | Date of Registration            | 29/10/2021 |
| Query No / Year                         | 1602-2002136400/2021  | Office where deed is registered |            |
| Query Date                              | 21/10/2021 2:50:51 PM   | 1602-2002136400/2021            |            |
| Applicant Name, Address & Other Details | DEBJYOTI GHOSH<br>Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 70014, Mobile No. : 9874622772, Status :Advocate |                                 |            |
| Transaction                             | Additional Transaction  |                                 |            |
| [0101] Sale, Sale Document              | [4305] Other than Immovable Property, Declaration [No of Declaration : 2]   |                                 |            |
| Set Forth value                         | Market Value  |                                 |            |
| Rs. 46,00,000/-                         | Rs. 49,09,094/-   |                                 |            |
| Stampduty Paid(SD)                      | Registration Fee Paid   |                                 |            |
| Rs. 1,96,384/- (Article:23)             | Rs. 49,137/- (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: Dr. B. C. Roy road, Mouza: Jagaddal, 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-969 (RS :-)    | LR-3557              | Bastu         | Shali   | 9 Dec        | 41,40,000/-             | 44,18,185/-           | Width of Approach Road: 8 Ft., |
| L2     | LR-968 (RS :-818) | LR-3557              | Bastu         | Shali   | 1 Dec        | 4,60,000/-              | 4,90,909/-            | Width of Approach Road: 8 Ft., |
|        |                   | <b>TOTAL :</b>       |               |         | <b>10Dec</b> | <b>46,00,000 /-</b>     | <b>49,09,094 /-</b>   |                                |
|        |                   | <b>Grand Total :</b> |               |         | <b>10Dec</b> | <b>46,00,000 /-</b>     | <b>49,09,094 /-</b>   |                                |

### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>WATER TOWN VANIJYA PRIVATE LIMITED</b><br>Vill- Kotalpara, City:- Not Specified, P.O:- Pashyampur, P.S:-Pursurah, District:-Hooghly, West Bengal, India, PIN:- 712401 , PAN No.:: AAxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |

### Buyer Details :

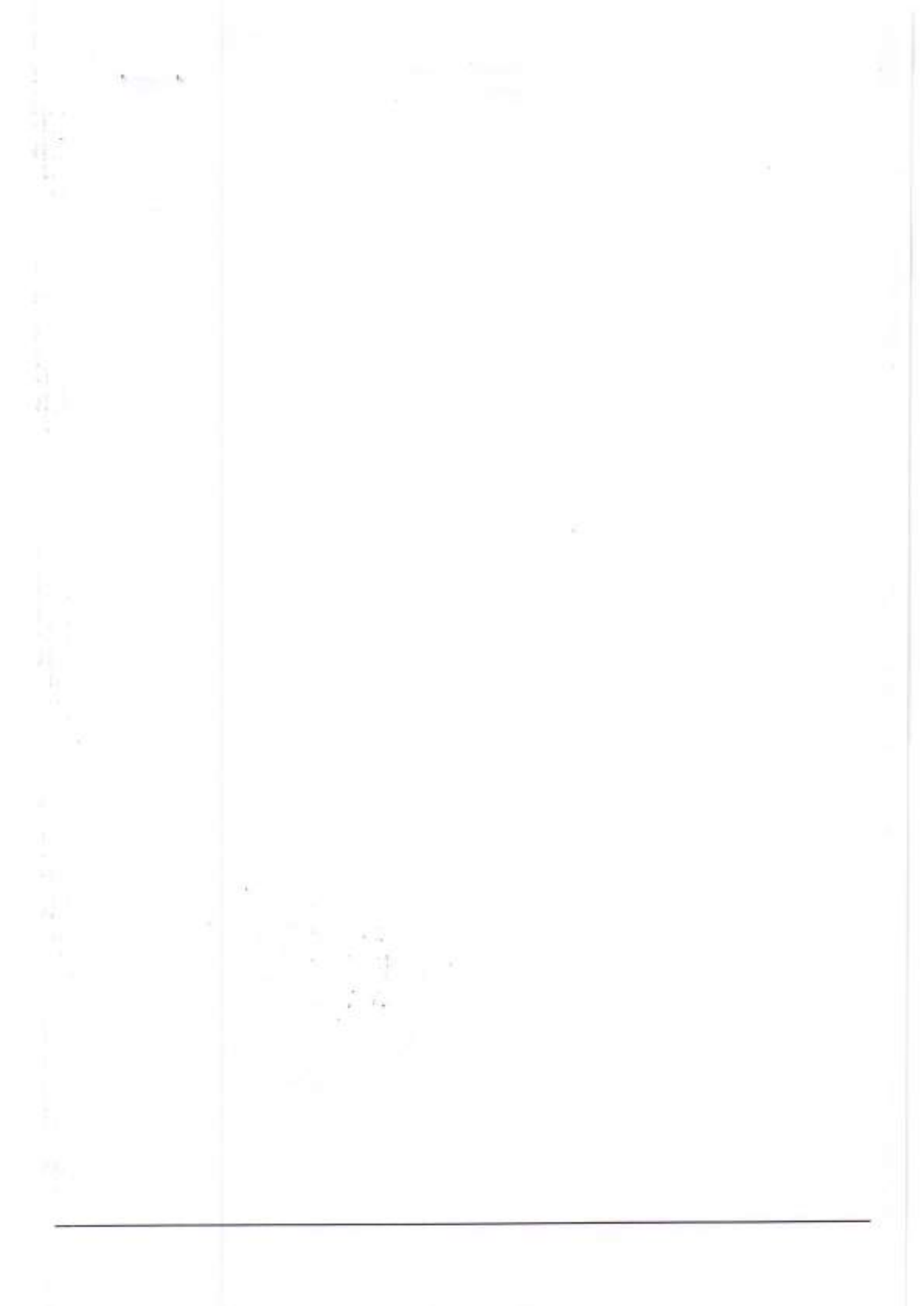
| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>KUSHIYARA PROMOTERS LLP</b><br>Kansari Para Road,, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |















On 28-10-2021

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

Presented for registration at 19:51 hrs on 28-10-2021, at the Private residence by Mr Chanchal Mozumder ,

**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 49,09,094/-

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

Execution is admitted on 28-10-2021 by Mr Chanchal Mozumder, , WATER TOWN VANIJYA PRIVATE LIMITED (Private Limited Company), Vill- Kotalpara, City:- Not Specified, P.O:- Pashyampur, P.S:-Pursurah, District:-Hooghly, West Bengal, India, PIN:- 712401

Indetified by Mr NILESH KUNDU, , Son of Mr N GT KUNDU, 36/1A ELGIN ROAD, P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

Execution is admitted on 28-10-2021 by Mr KRISHANU JANA, , KUSHIYARA PROMOTERS LLP (LLP), Kansari Para Road,, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr NILESH KUNDU, , Son of Mr N GT KUNDU, 36/1A ELGIN ROAD, P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service



**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. -II SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 29-10-2021

**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 49,137/- ( A(1) = Rs 49,091/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 49,105/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/10/2021 6:25PM with Govt. Ref. No: 192021220102247601 on 27-10-2021, Amount Rs: 49,105/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 69360009 on 27-10-2021, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,96,384/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,96,374/-

**Description of Stamp**

1. Stamp; Type: Impressed, Serial no 347929, Amount: Rs.10/-, Date of Purchase: 09/08/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/10/2021 6:25PM with Govt. Ref. No: 192021220102247601 on 27-10-2021, Amount Rs: 1,96,374/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 69360009 on 27-10-2021, Head of Account 0030-02-103-003-02

*Sa*

**Samar Kumar Pramanick  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal**







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 426141 to 426168

Being No 160209895 for the year 2021.



Digitally signed by Samar kumar  
pramanick  
Date: 2021.11.18 10:45:18 +05:30  
Reason: Digital Signing of Deed.

*Samar*

(Samar Kumar Pramanick) 2021/11/18 10:45:18 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

