

R SN-2217/23

P-3938/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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2023

Certified that the document is admitted to registration. The signature sheet / sheets and the endorsement sheet / sheets attached to this document are the part of this document.

23 MAR 2023

Registrar U/S 7(2)
District Sub Registrar - I
24 Bargaona, Barasat

23 MAR 2023
2023
0-1-30N 2023

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 23rd Day of March, in the year Two Thousand Twenty Three (2023).

BETWEEN

৬৫৫৪ ২২/৩/২৩

ক্রমিক নং..... তারিখ.....

ক্রোতা.....

গ্রাম.....

মূল্য..... টাকা..... পরসূ.....

ভেণ্ডর শ্রী.....

আমডাঙ্গা এ.ডি, এস, আর, অফিস

উত্তর ২৪ পরগণা

ক্রয়ের তারিখ.....

মোট মূল্য.....

ট্রেজারী অফিস - বারাসাত

ভেণ্ডর - শ্রী গোবিন্দ প্রসাদ মিত্র

Merestone International -
Pvt. Ltd

Ae-139 Adarshapally
Baguiati
Kst-159

20 FEB 2023

500000/-



23 MAR 2023

Sri Shankar Majumder
S/o Sri Asim Majumder

of P.O + P.S - Duttapukur
24 Pas(N), Pin - 743248

Law Clerk (Barasat Court).

Registrar U/S 7(2)
District Sub Registrar - I
North 24 Parganas, Barasat

23 MAR 2023

23 MAR 2023

CHANDRALI BUILDERS & DEVELOPERS PVT. LTD., PAN NO. AAGCC7497J, a Pvt. Ltd. Company incorporated under the Indian Companies Act, 1956, having its Office at Ukil Patty, Silchar, P.O. - Silchar, P.S. Silchar, Dist - Cachar, Assam, PIN - 788001, represented by one of its Director **SHRI RANADHIR BASU, PAN : ACOPB9778J, Aadhaar No. 3299 0006 4614, Voter Card No. LSY1544634**, Son of Late Raman Chandra Bose, by Nationality Indian, by faith Hindu, by Profession - Business, residing at Ukil Patty, Silchar, P.O. - Silchar, P.S. Silchar, Dist - Cachar, Assam, PIN - 788001, hereinafter called and referred to as the **“VENDOR / OWNER”** (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include his successors-in-office, as proprietor successors-in-interest legal representatives and assigns) of the **FIRST PART**.

Represented by his constituted Attorney **INTERNATIONAL SIGNS**, a Sole Proprietorship Firm, having its Office at "PARVATI VIHAR" P-I, 52/6, V.I.P. Road, Rajarhat-Gopalpur, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata 700059, Dist North 24 Parganas, represented by its Sole Proprietor **SRI DEBDUTTA MUKHERJEE, PAN : AINPM3078K, Aadhaar No. 7956 0175 7768, Voter Card No. IHM2701704**, Son of Shankar Nath Mukherjee, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at "PARVATI VIHAR", P-I, 52/6, V.I.P. Road, Rajarhat-Gopalpur, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata 700059, Dist North 24 Parganas, West Bengal, appointed by registered General Power of Attorney being No. 150112801 dated 27.10.2021 registered in the Office of DSR - I, North 24 Parganas as recorded in Book I, Volume No. 1501-2021, pages from 454325 to 454348.

AND

MERCSTONE INTERNATIONAL PRIVATE LIMITED (PAN : AANCM6652N), a Sole Proprietorship Firm, having its Office at AC-139, Adarsha Pally, Jagatpur, Rajarhat-Gopalpur, P.S. Baguiati, Kolkata 700159, Dist North 24 Parganas, West Bengal, represented by its Director **SRI PRASENJIT KARAK, PAN : CMXPK9940G, Aadhaar No. 3555 5243 9671, Voter Card No. WEU1880137**, Son of Mohan Karak, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at AC-139, Adarsha Pally, Jagatpur, Rajarhat-Gopalpur, P.S. Baguiati, Kolkata 700159, Dist North 24 Parganas, West Bengal, hereinafter called and referred to as the **'PURCHASER'** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his successor or successors, heirs, representatives and assigns) of the **SECOND PART.**

WHEREAS

- A) One (1) Naresh Kumar Rohra, (2) Kailash Chandra Rohra, (3) Jitendra Kumar Rohra, all sons of Late Hasmat Mal Rohra, (4) Vandana Rohra, wife of Late Suresh Kumar Rohra, (5) Rashim Rohra, daughter of Late Suresh Kumar Rohra, (6) Arati Malhotra, wife of Vishal Malhotra, (7) Neelam Bansal, wife of Ankit Banshal (8) Karun Bagui Ghosh, were the recorded owners of freehold undivided Danga land admeasuring an area of 76 satak out of 76 Satak comprised in R.S and L.R. Dag No. 110 and 32 Satak out of 32 Satak comprised in R.S and L.P. Dag No. 109 and 69 Satak out of 69 Satak comprised in R.S and L.R. Dag No. 108 situated at Mouza Talbanda, J.L. No. 28, under P.S. Ghola formerly Khardah, within the local limits of Bilkanda - 1 Gram Panchayat, Jugberia, within the jurisdiction of Additional District Sub-registrar (A.D.S.R.) Sodepur, in the district of North 24 Parganas, West Bengal and were well enjoying the same and well entitled to transfer it to anyone in anyway.

- B) The said Karun Bagui Ghosh sold and/or transferred the said freehold undivided land admeasuring about 76 satak out of 76 Satak comprised in R.S and L.R. Dag No. 110 under R.S Khatian No. 314, and 32 Satak out of 32 Satak comprised in R.S and L.R. Dag No. 109 under R.S Khatian No. 312, situated at Mouza Talbanda, J.L. No. 28, under P.S. Gholā formerly Khardah, within the local limits of Bilkanda - 1 Gram Panchayat, Jugberia, within the jurisdiction of Additional District Sub-registrar (A.D.S.R.) Sodepur, in the District of North 24 Parganas, West Bengal, by virtue of Sale Deed dated 18/04/1958, being No. 1849, Copied in Book No. I, C.D. Volume 18, Pages from 293 to 296, for the year 1958 and registered in the Office of the District Sub-Registrar, Barrackpore to Tulsidas Rohra, and accordingly he became the owner of the above said property by way of this purchase and thereafter mutated his name in the recent L.R. Record under L.R. Khatian No. 154 and was well enjoying the same and ell entitled to transfer the same to anyone in anyway.
- C) The said Tulsidas Rohra died intestate leaving behind his three sons namely (1) Khub Chand Rohra (2) Chatur Das Rohra, (3) Dewan Das Rohra, and accordingly they became the joint owners of the above said freehold undivided property by way of inheritance as per the Hindu Law of Inheritance and were well enjoying the same and well entitled to transfer the same to anyone in anyway.
- D) The said Dewan Das Rohra died intestate leaving behind his five sons namely (1) Mahesh Rohra (2) Dipak Rohra, (3) Rakesh Rohra, (4) Anil Rohra, and (5) Paresh Rohra and accordingly they became the joint owners of the above said freehold undivided property by way of inheritance as per the Hindu Law

of Inheritance and were well enjoying the same and well entitled to transfer the same to anyone in anyway.

- E) That the said Khub Chand Rohra sold and/or transferred the said freehold undivided 1/3rd share of the above said land situated at Mouza - Talbanda, J.L. No. 28, under P.S. Gholia formerly Khardah, within the local limits of Bilkanda - 1 Gram Panchayat, Jugberia, within the jurisdiction of Additional District Sub-registrar (A.D.S.R.) Sodepur, in the District of North 24 Parganas, West Bengal by virtue of Sale deed dated 28/11/2011, Being No. 14565, Copied in Book No. 1, C.D. Volume No. 57, page No. 10 to 25 for the year 2011 and registered in the Office of the ARA-II, Kolkata to Kailash Chandra Rohra and accordingly he became the owner of the 1/3rd share of the above said property by way of this purchase and was well enjoying the same and well entitled to transfer the same to anyone in anyway.
- F) That the said (1) Naresh Kumar Rohra, (2) Kailash Chandra Rohra, (3) Jitendra Kumar Rohra, (4) Vandana Rohra, (5) Rashim Rohra, (6) Arati Malhotra, (7) Neelam Bansal, (8) Chatur Das Rohra, (9) Mahesh Rohra (10) Dipak Rohra, (11) Rakesh Rohra, (12) Anil Rohra, and (13) Paresh Rohra sold and/or transferred the said freehold undivided land admeasuring about 12 Cottahs 07 Chittaks out of 76 Satak comprised in R.S and L.R. Dag No. 108 under L.R. Khatian Nos. 2188, 2186, 2195, 2191, 2192, 2193 and 2194 and 19 Cottahas 06 Chittacks out of 32 Satak comprised in R.S and L.R. Dag No. 109 under R.S Khatian No. 312 and 04 Cottahs out of 69 Satak comprised in R.S and L.R. Dag No. 110 under R.S. Khatjan No. 314, corresponding to L.R. Khatian Nos. 2188, 2186. 2195, 2191, 2192, 2193 and 2194 situated at Mouza - Talbanda, J.L. No. 28, under P.S. Gholia formerly

Khardah, within the local limits of Bilkanda - I Gram Panchayat, Jugberia, within the jurisdiction of Additional District Sub-registrar (A.D.S.R.) Sodepur, in the District of North 24 Parganas, West Bengal by virtue of Sale deed dated 21/12/2012, Being No. 15797, Copied in Book No. 1, C.D. Volume No. 63, page No. 1057 to 1083 for the year 2012 and registered in the Office of the ARA-II, Kolkata Kolkata to (1) Himangini Developers India Ltd. (2) Himangini Tour and Travels India Ltd. (3) Himangini Infracon India Ltd. (4) Himangini Water Project Ltd. (5) Himangini Properties Pvt. Ltd. (6) Himangini Realcon Pvt. Ltd. and accordingly they became the owners of the above said property by way of this purchase and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

G) That the said (1) Naresh Kumar Rohra, (2) Kailash Chandra Rohra, (3) Jitendra Kumar Rohra, (4) Vandana Rohra, (5) Rashim Rohra, (6) Arati Malhotra, (7) Neelam Bansal, represented through her constituted attorney Vandana Rohra through Registered Power of Attorney dated 10/05/2011 being No. 00448 for the year 2011, Copied in Book No. IV, Volume No. I, Pages from 5125 to 5135, registered at D.S.R.-II, South 24 Parganas, sold and/or transferred the freehold undivided the land admeasuring about 06 Cottahs out of 76 Satak comprised in R.S and L.R. Dag No. 108 under Khatian Nos. 2188, 2186, 2195, 2191, 2192, 2193, 2195 and 2194 situated at Mouza Talbanda, J.L. No. 28, under P.S. Ghola formerly Khardah, within the local limits of Bilkanda - 1 Gram Panchayat, Jugberia, within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.) Sodepur, in the District of North 24 Parganas, West Bengal by virtue of Sale Deed dated 18/12/2012, Being No. 15716, Copied in Book No. 1, C.D, Volume No. 63, Pages from 1035 to 1056 for the year 2012 and

registered in the office of the A.R.A.-II, Kolkata to Himangini Housing Pvt. Ltd, and accordingly it became the owner of the above said property by way of this purchase and was well enjoying the same and well entitled to anyone in anyway.

H) That by a Deed of Conveyance dated 13th day of July, 2013 made between (1) Himangini Housing Private Limited, (2) Himangini Developers India Limited, (3) Himangini Tours and Travels India Limited, (4) Himangini Infracon India Limited, (5) Himangini Water Projects Limited, (6) Himangini Properties Private Limited and (7) Himangini Realcon Private Limited, therein collectively referred to as the Vendor of the One Part and Poorav Infrastructure Limited, therein referred to as the Purchaser of the Other Part, duly registered with the Additional Registrar of Assurances - II, Kolkata in Book No. I, CD Volume No. 30, Pages from 6138 to 6160, Being Deed No. 10175 for the year 2013 said Himangini Private Limited and others for the consideration mentioned therein sold, transferred and conveyed absolutely and forever unto and to the said Poorav Infrastructure Limited, ALL THAT a piece or parcel of land measuring in aggregate 37 Cottahs 13 Chittacks comprised in R.S. & L.R. Dag Nos. 108(P) & 109(P) under R.S. Khatian No. 312, L.R. Khatian Nos. 2188, 2186, 2195, 2191, 2192, 2193 & 2194 lying and situated at MOUZA - TALBANDA, J.L. No. 28, within the local limits of Bilkanda - I Gram Panchayat, Jugberia, P.S. Ghola, Dist - North 24 Parganas, (morefully and particularly mentioned and described in the Schedules there under written and also written in the Schedule hereunder and hereinafter referred to as the "Said Premises").

I) That by a Deed of Declaration / Rectification dated the 17th day of August, 2013 made between said (1) Himangini Housing Private Limited, (2) Himangini Developers India Limited, (3)

Himangini Tours and Travels India Limited, (4) Himangini Infracon India Limited, (5) Himangini Water Projects Limited, (6) Himangini Properties Private Limited and (7) Himangini Realcon Private Limited, therein collectively referred to as the DECLARANT NO. 1 of the One Part and said Poorav Infrastructure Limited, therein referred to as the DECLARANT NO. 2 of the Other Part, duly registered with the Additional Registrar of Assurances - II, Kolkata in Book No. I, CD Volume No. 35, Pages from 3762 to 3775, Being No. 11826 for the year 2013 said declarants rectified certain mistakes and inaccuracies that accidentally and inadvertently crept in the Deed of Conveyance dated the 13th day of July, 2013 for ALL THAT a piece or parcel of land measuring in aggregate 37 Cottahs 13 Chittacks comprised in R.S. & L.R. Dag Nos. 108(P) & 109(P) lying and situated at MOUZA - TALBANDA, J.L. No. 28, under local limits of Bilkanda I Gram Panchayat, P.S. Gholia, Dist - North 24 Parganas.

J) Thus by virtue of aforesaid manner said Poorav Infrastructure Limited, became the absolute Owner of ALL THAT a piece and parcel of Bastu land measuring in aggregate 37 Cottahs 13 Chittacks comprised in R.S. & L.R. Dag Nos. 108(P) (area of land measuring 18 Cottahs 07 Chittacks) & R.S. & L.R. Dag No. 109(P) (area of land measuring 19 Cottahs 06 Chittacks) under R.S. Khatian No. 312, L.R. Khatian No. 2188, 2186, 2195, 2191, 2192, 2193 & 2194, Hal L.R. Khatian No. 2846, lying and situated at MOUZA - TALBANDA, J.L. No. 28, within the local limits of Bilkanda - I Gram Panchayat, Jugberia, P.S. Gholia, Kolkata - 700 110, Dist - North 24 Parganas, by virtue of aforesaid Registered Deed of Conveyance being No. 10175 for the year 2013 and by virtue of a Deed of Declaration being No. 11826 for the year 2013 and while its seized, possessed and enjoyed the aforesaid property in question, sold and

transferred the said land measuring 37 Cottahs 13 Chittacks comprised in R.S. & L.R. Dag Nos. 108(P) (area of land measuring 18 Cottahs 07 Chittacks) & R.S. & L.R. Dag No. 109(P) (area of land measuring 19 Cottahs 06 Chittacks) to CHANDRALI BUILDERS & DEVELOPER PVT. LTD., PAN NO. AAGCC7497J, a Pvt. Ltd. Company incorporated under the Indian Companies Act, 1956, having its Office at Ukil Patty, Silchar, P.O. - Silchar, P.S. Silchar, Dist - Cachar, Assam, PIN - 788 001, represented by its Directors (1) SHRI RANADHIR BASU, PAN NO. ACOPB9778J, Son of Late Raman Chandra Bose, (2) SMT. RADHA RANI BOSE, PAN NO. ADBPB9049G, Wife of Shri Ranadhir Basu, (3) SHRI CHANDRAJIT BASU, PAN NO. APRPB6676F, Son of Shri Ranadhir Basu, all are by Nationality - Indian, by faith - Hindu, by Profession - Business, all are residing at Ukil Patty, Silchar, P.O. - Silchar, P.S. Silchar, Dist - Cachar, Assam, PIN - 788 001 by two separate Registered Deeds of Conveyance being Nos. (1) No. 4679 dated 05/07/2018 which was duly registered at D.S.R.-I, North 24 Parganas, at Barasat and (2) No. 4680 dated 05/07/2018 which was duly registered at D.S.R.-I, North 24 Parganas, at Barasat.

- K) Thus by virtue of aforesaid manner said CHANDRALI BUILDERS & DEVELOPER PVT. LTD., the Owner / Vendor herein become the absolute Owner of ALL THAT a piece and parcel of Bastu land measuring in aggregate 37 Cottahs 13 Chittacks comprised in R.S. & L.R. Dag Nos. 108(P) (area of land measuring 18 Cottahs 07 Chittacks) & R.S. & L.R. Dag No. 109(P) (area of land measuring 19 Cottahs 06 Chittacks) under R.S. Khatian No. 312, L.R. Khatian No. 2188, 2186, 2195, 2191, 2192, 2193 & 2194, Hal L.R. Khatian No. 2846, lying and situated at MOUZA - TALBANDA, J.L. No. 28, within the local limits of Bilkanda - I Gram Panchayat, Jugberia, P.S. Ghola, Kolkata - 700 110, Dist - 700 110, Dist - North 24

Parganas, by virtue of aforesaid two separate Registered Deeds of Conveyance being Nos. 4679 for the year 2018 and No. 4680 for the year 2018 and accordingly mutated and recorded its name before the local authority concern and paying respective rents and taxes regularly to the appropriate authority concern and since purchase said CHANDRALI BUILDERS & DEVELOPER PVT. LTD., the Owner / Vendor / Developer herein seized, possessed and enjoying the same without any interruption and the said property is free from all encumbrances, liens, charges, mortgage etc. and have every right to transfer, sale, gift, liens, mortgage in any manner whatsoever to any third party.

- L) That said CHANDRALI BUILDERS & DEVELOPER PVT. LTD., for their legal necessity, decided to sell **ALL THAT** a piece and parcel of Bastu land measuring **19 Cottahs 06 Chittacks** more or less comprised in **R.S. & L.R. Dag Nos. 109(P)** under R.S. Khatian No. 312, L.R. Khatian No. 2188, 2186, 2195, 2191, 2192, 2193 & 2194, **Hal L.R. Khatian No. 2846**, lying and situated at MOUZA - TALBANDA, J.L. No. 28, within the local limits of Bilkanda - I Gram Panchayat, Jugberia, P.S. Gholia, Kolkata - 700 110, Dist - 700 110, Dist - North 24 Parganas, morefully described in the SCHEDULE herein below and the Purchaser herein have preliminary inspected the deeds and all other papers and documents of the title relating to the said property described in the Schedule and also made all necessary and relevant investigation, enquires and searches as to the title of the Vendor in the said property, thereafter the Purchaser have accepted the Vendor's offer for purchasing the property described in the schedule and have verbally agreed and contracted to purchase the said vacant land described in the Schedule herein below at total price of **Rs.52,00,000/- (Rupees Fifty Two Lakh) only.**

NOW THIS INDENTURE WITNESSETH that in pursuance of payment of total consideration amount to the tune of **Rs.52,00,000/- (Rupees Fifty Two Lakh) only** paid by the PURCHASER to the Vendor, in the manner hereinafter stated, (the receipt whereof the Vendor does hereby admit and acknowledge, the Vendor as Owner do hereby sale, grant, convey, transfer, assign, assure unto the PURCHASER free from all encumbrances **ALL THAT** a piece and parcel of Bastu land measuring **19 Cottahs 06 Chittacks** more or less comprised in **R.S. & L.R. Dag Nos. 109(P)** under R.S. Khatian No. 312, L.R. Khatian No. 2188, 2186, 2195, 2191, 2192, 2193 & 2194, **Hal L.R. Khatian No. 2846**, lying and situated at **MOUZA - TALBANDA**, J.L. No. 28, within the local limits of Bilkanda - I Gram Panchayat, Jugberia, P.S. Ghola, Kolkata - 700 110, Dist - 700 110, Dist - North 24 Parganas, morefully appearing in the Schedule together with the benefit of ancient rights and other rights, liberties, easements, appendages and appurtenances and all estate right, title, interest and properties, claims whatsoever of the Vendor in respect of the property sold, transferred and conveyed by this deed and its appurtenances and **TO HAVE AND TO HOLD** the property, hereby conveyed to the PURCHASER, absolutely and forever and the Vendor hereby acquit, release and forever discharge the PURCHASER, their heirs, executors, administrators, representatives and assigns and everyone of them the said property and the Vendor as owner do by these presents indefeasibly grant, sell, convey, transfer, assigns and assure **UNTO THE PURCHASER**, their heirs, executors, administrators, representatives and assigns **ALL THAT** the said property, more fully mentioned and described in the Schedule hereunder OR **HOWSOEVER OTHERWISE** the said property now or heretofore were or was situated, butted, called, known, numbered, described, and distinguished with benefit and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any way appertaining

thereto or with the same or any part thereof usually used, occupied, enjoyed or reputed to belong or be appurtenances thereto and the reversion and reversions, remainder or remainders rent, issues and profits thereof and every part thereof **AND ALL** the estate right, title, inheritance, use, trust, property claim and demand whatsoever, both at law and equity of the Vendor, into and upon the said property or every part thereof and all deeds, pattas, muniments, writings and evidences of title which anywise relate to the said property or any part or parcel thereof and which now are or hereinafter shall or may be in the custody, power or possession of the Vendor, their heirs, executors, administrators, representatives or any persons from whom can or may be procured the same without action or suit at laws or in equity **TO ENTER AND HAVE, HOLD, OWN, POSSESS AND ENJOY** the said property and every part thereof, hereby granted, sold, conveyed and transferred or expressed and intended so to be with their right members and appurtenances **UNTO AND TO THE USE OF** the PURCHASER, his heirs, executors, administrators, representatives and assigns forever and the Vendor do hereby for himself, his heirs, executors, administrators and representatives covenants with the PURCHASER, their heirs, executors, administrators, representatives and assigns **THAT NOTWITHSTANDING** any act, deed or thing whatsoever by the Vendor or by any of their predecessors and ancestors-in-title done or executed or knowingly suffered to the contrary the Vendor had at all material times hereinbefore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be **UNTO AND TO** the PURCHASER, their heirs, executors, administrators representatives and assigns in the manner aforesaid and that the PURCHASER, their heirs, executors, administrators, representatives and assigns shall and may at all times hereinafter peacefully and quietly possess and receive the rents, issues and profits thereof

without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for their or from or under any of their ancestors or predecessors-in-title 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 indemnify from and against all and all manner or claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of their ancestors or predecessors-in-title or any persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendor and all persons having lawfully and equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for the Vendor or from or under any of their predecessors or ancestors-in-title shall and will, from time to time and at all times, here-after at the request and cost of the PURCHASER, their heirs, executors, administrators, representatives and assigns do execute or cause to be done and executed all such acts, deeds, and things whatsoever for further better and more perfectly assuring the said properties and every part thereof **UNTO AND TO THE USE OF** the PURCHASER, their heirs, executors, administrators, representatives and assigns according to the true intent and meaning of the deed as shall or may be reasonably required **AND FURTHER MORE** that the Vendor and all his heirs, executors, administrators, representatives and assigns shall at all times thereafter indemnify and keep indemnified the PURCHASER, their heirs, executors, administrators, representatives and assigns against losses, damages, costs, charges, expenses if any suffered by reasons or any defect in the title of the Vendor or any breach of the covenant hereunder contained.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of Danga land, proposed to be used as Industrial land, measuring **19 Cottahs 06 Chittacks** more or less comprised in **R.S. & L.R. Dag Nos. 109**, under **R.S. Khatian No. 312**, L.R. Khatian No. 2188, 2186, 2195, 2191, 2192, 2193 & 2194, Hal L.R. Khatian No. 2846, lying and situated at **MOUZA - TALBANDA**, J.L. No. 28, within the local limits of Bilkanda - I Gram Panchayat, Jugberia, P.S. Gholia, Kolkata - 700 110, Dist - 700 110, Dist - North 24 Parganas. together with rayati interest over the said property and together with all easementary rights thereto and also the right to use and enjoy over the said property. The proportionate Annual Rent payable to the Collector, North 24 Parganas District, Govt. of West Bengal. The property is butted and bounded by :-

ON THE NORTH :- By Dag No. 108;

ON THE SOUTH :- By 18' ft. Wide Road and by Dag No. 146;

ON THE EAST :- By Dag No. 100;

ON THE WEST :- By Dag No. 105;

Delineated in the Map or plan annexed herewith and therein Bordered 'RED'.

Ten finger impression of the VENDOR and the PURCHASER are enclosed.

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

SIGNED SEALED AND DELIVERED

In the presence of:-

1. *Subbaitan Mohideen
Bullapattinam*

INTERNATIONAL SIGNS


SIGNATURE OF THE VENDOR

represented by his constituted Attorney

2. *Dilip Jaua
Ashoknagar*



SIGNATURE OF THE PURCHASER

Drafted by me:-

Balaram Shri.

*23/03/2023.
Advocate Barasat Judge's Court.
F- 114 / 2022.*

Computer type by:-

Subhajit Biswas

Subhajit Biswas, Barasat Court.

MEMO OF CONSIDERATION

RECEIVED of and from the within named PURCHASER within mentioned sum of **Rs.52,00,000/- (Rupees Fifty Two Lakh) only** as per memo below :-

| Date | Name of Bank | Mode of Payment | Amount (Rs.) |
|--------------------------------------|-----------------------------------|-----------------|-----------------------|
| 11.02.2023 | Bandhan Bank, Salt Lake Branch | Chq. No. 000161 | Rs.2,00,000/- |
| 16.02.2023 | Do | Chq. No. 000162 | Rs.3,00,000/- |
| 18.02.2023 | Do | Chq. No. 000163 | Rs.2,00,000/- |
| 23.02.2023 | Do | Chq. No. 000164 | Rs.2,00,000/- |
| 25.02.2023 | Do | Chq. No. 000165 | Rs.3,00,000/- |
| 27.02.2023 | Do | Chq. No. 000166 | Rs.2,00,000/- |
| 01.03.2023 | Do | Chq. No. 000167 | Rs.2,00,000/- |
| 02.03.2023 | Do | Chq. No. 000168 | Rs.4,00,000/- |
| 04.03.2023 | Do | Chq. No. 000169 | Rs.2,00,000/- |
| 06.03.2023 | Do | Chq. No. 000170 | Rs.3,00,000/- |
| 07.03.2023 | Do | Chq. No. 000171 | Rs.2,00,000/- |
| 11.03.2023 | Do | Chq. No. 000172 | Rs.4,00,000/- |
| 13.03.2023 | Do | Chq. No. 000173 | Rs.2,00,000/- |
| 15.03.2023 | Do | Chq. No. 000174 | Rs.3,00,000/- |
| 18.03.2023 | Do | Chq. No. 000176 | Rs.4,00,000/- |
| 19.03.2023 | Do | Chq. No. 000177 | Rs.3,00,000/- |
| 20.03.2023 | Do | Chq. No. 000178 | Rs.2,00,000/- |
| 21.03.2023 | Do | Chq. No. 000179 | Rs.4,00,000/- |
| 22.03.2023 | Do | Chq. No. 000180 | Rs.3,00,000/- |
| TOTAL | | | Rs.52,00,000/- |
| (Rupees Fifty Two Lakhs) only | | | |

WITNESSES:

1. *Sankar Kumar Majumdar*
Duttapukur

INTERNATIONAL SIGNS

Sankar Kumar
Proprietor

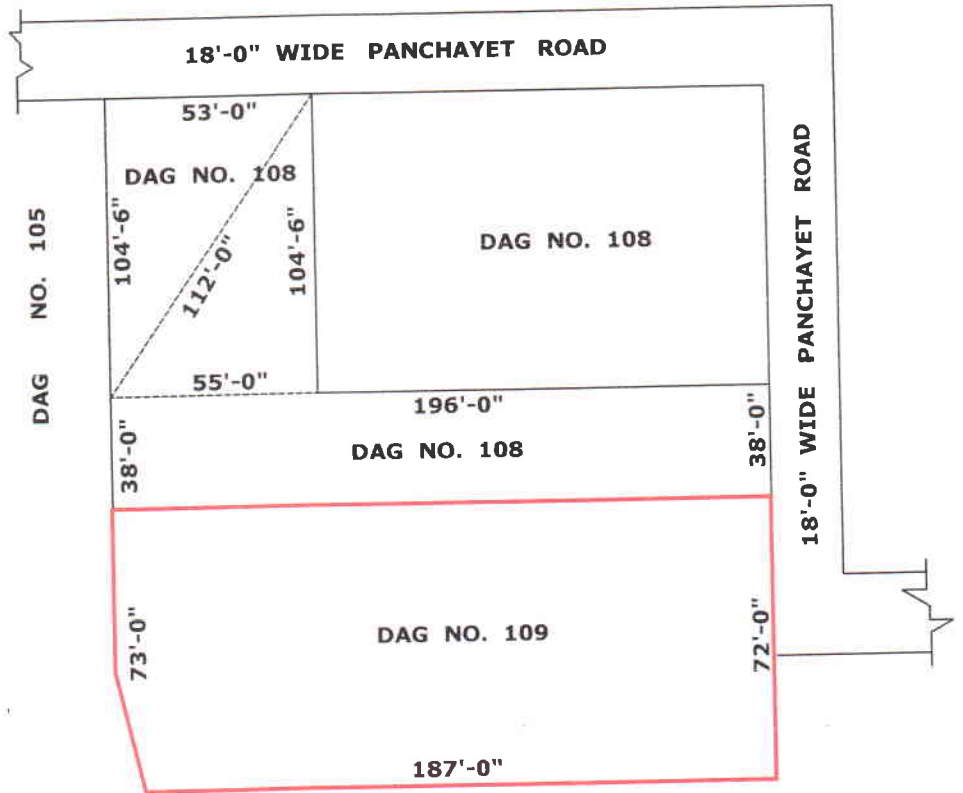
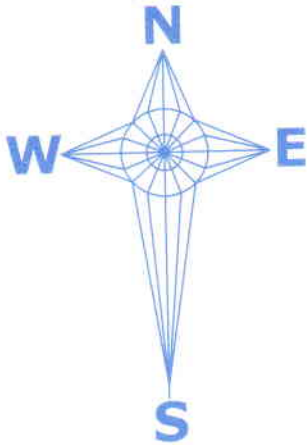
SIGNATURE OF THE VENDOR

represented by his constituted Attorney

2. *Dilip Kumar*
Ashoknaga

SITE PLAN OF LAND AT MOUZA - TALBANDA, J.L NO. 28, R.S & L.R DAG NO. 109, R.S KHATIAN NO. 312, L.R KHATIAN NO. 2846, P.S GHOLA, UNDER BILKANDA 1NO. GRAM PANCHAYET, DIST.- NORTH 24 PARGANAS.

AREA OF LAND = 19 K - 6 CH - 0 SFT.














[Handwritten Signature]
SIGNATURE OF THE VENDOR

[Handwritten Signature]
SIGNATURE OF THE PURCHASER

[Handwritten Signature]
PROBIR BISWAS
surveyer & planner
regd. no. L/112448
saradapally, madhyamgram,
PH. 8777358849
ONLY COPY DRAWN BY.

UNDER RULE 44A OF THE I.R. ACT 1908












(1) Name : Prasenjit Karak

| LITTLE | RING | MIDDLE | FORE | THUMB | <div style="text-align: right;">বাম হাত</div>  <div style="text-align: left;">ডান হাত</div> |
|---|---|---|---|---|--|
|  |  |  |  |  | |
| THUMB | FORE | MIDDLE | RING | LITTLE | |
|  |  |  |  |  | |

Prasenjit Karak
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)


(2) Name : Debdutta Mukherjee

| LITTLE | RING | MIDDLE | FORE | THUMB | <div style="text-align: right;">বাম হাত</div>  <div style="text-align: left;">ডান হাত</div> |
|---|---|---|---|---|--|
|  |  |  |  |  | |
| THUMB | FORE | MIDDLE | RING | LITTLE | |
|  |  |  |  |  | |


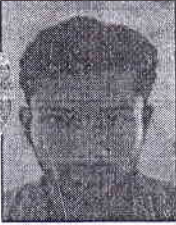
Debdutta Mukherjee
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD MGS2808467
পরিচয় পত্র

Elector's Name Shibshankar Majumdar
নির্বাচকের নাম শিবশঙ্কর মজুমদার
Father's Name Asim Majumdar
পিতার নাম অসীম মজুমদার

Sex M
লিঙ্গ পুং
Age as on 1.1.2006 19
১.১.২০০৬ এ বয়স ১৯

Shib Shankar Majumdar

Address:
Purbapara(Part). Dattapukur-1 Barasat North 24 Parganas
743248

ঠিকানা:
পূর্বপাড়া(অংশ) . দত্তপুকুর-১ বারাসাত উত্তর ২৪ পরগণা ৭৪৩২৪৮

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 89-Amdanga
বিধানসভা নির্বাচন ক্ষেত্র : ৮৯-আমডাঙ্গা

District:North 24 Parganas জেলা: উত্তর ২৪ পরগণা
Date: 10.03.2006 তারিখ: ১০.০৩.২০০৬



পশ্চিমবঙ্গের খতিয়ান ও দাগের তথ্য

Record downloaded from-

BanglarBhumi - বাংলার ভূমি তথ্য

Android App on



ভূমি ও ভূমি সংস্কার এবং উদ্বাস্তু ত্রান ও পুনর্বাসন দপ্তরের তথ্য
Land and Land Reforms and Refugee Relief and Rehabilitation Department info.

জেলাঃ [15]UTTAR 24 PARGANA

ব্লকঃ [09]BARRACKPUR-2

মৌজাঃ [028]TALBANDA

(Live Data As On 23/03/2023.17:29:56)

জে.এল নং (J.L No.): 28 থানা (P.S.): খড়দহ

| Plot No. দাগ নং | Classification শ্রেণী | Total Area of the Plot(Acre) জমির মোট পরিমাণ(একর) | Plot Map দাগের ম্যাপ |
|--------------------|--------------------------|--|----------------------------|
| 109 | ডাঙ্গা | 0.32 | Click Here |

Khatian

No.

খতিয়ান
নং

Owner Name

রায়তের নাম

Father/Husband

পিতা/স্বামী

Share

Share Area(Acre)

অংশ অংশ পরিমাণ(একর)

2846

চন্দ্রানি বিল্ডার্স অ্যান্ড ডেভলপার্স প্রাইভেট লিমিটেড ডাইরেকটর রনধির বসু

1.0000

0.3200

Disclaimer: This Record is only for information purpose. Do not treat it as official documents. It is not an official app. The source of these data is the official portal of Land and Land Reforms and Refugee Relief and Rehabilitation Department (<https://banglarbhumi.gov.in>), which are available in public domain



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



192022230346263201

GRN Details

| | | | |
|-------------------|---------------------|---------------------|---------------------|
| GRN: | 192022230346263201 | Payment Mode: | Online Payment |
| GRN Date: | 23/03/2023 13:25:29 | Bank/Gateway: | UCO Bank |
| BRN : | 45138684 | BRN Date: | 23/03/2023 13:26:58 |
| GRIPS Payment ID: | 230320232034626319 | Payment Init. Date: | 23/03/2023 13:25:29 |
| Payment Status: | Successful | Payment Ref. No: | 2000738681/1/2023 |

[Query No*/Query Year]

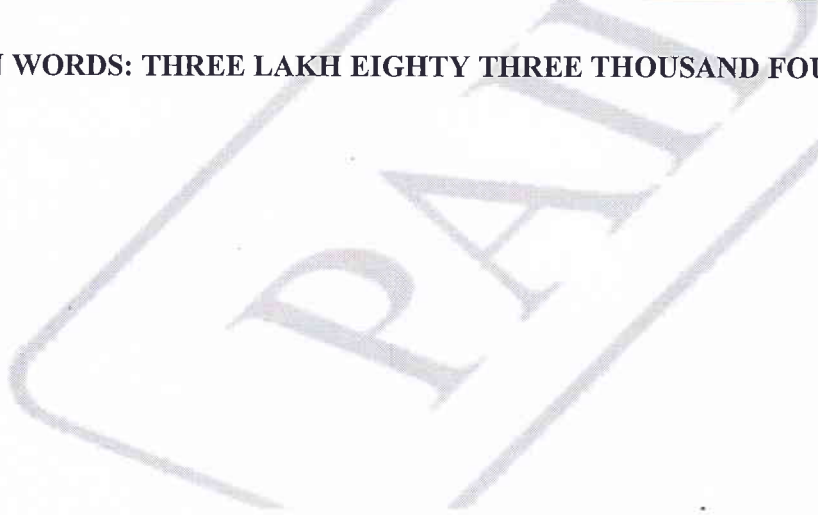
Depositor Details

| | |
|---------------------------|------------------------|
| Depositor's Name: | DEBDUTTA MUKHERJEE |
| Address: | BAGUIATI N24PGS |
| Mobile: | 9593209798 |
| Contact No: | 8777493579 |
| Depositor Status: | Buyer/Claimants |
| Query No: | 2000738681 |
| Applicant's Name: | Mr SHIBSANKAR MAJUMDER |
| Identification No: | 2000738681/1/2023 |
| Remarks: | Sale, Sale Document |
| Period From (dd/mm/yyyy): | 23/03/2023 |
| Period To (dd/mm/yyyy): | 23/03/2023 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|---------------|
| 1 | 2000738681/1/2023 | Property Registration- Stamp duty | 0030-02-103-003-02 | 286316 |
| 2 | 2000738681/1/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 97115 |
| | | | Total | 383431 |

IN WORDS: THREE LAKH EIGHTY THREE THOUSAND FOUR HUNDRED THIRTY ONE ONLY.





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



192023240077916781

GRN Details

| | | | |
|-------------------|---------------------|---------------------|---------------------|
| GRN: | 192023240077916781 | Payment Mode: | Online Payment |
| GRN Date: | 31/05/2023 18:46:18 | Bank/Gateway: | State Bank of India |
| BRN : | IK0CGSOET9 | BRN Date: | 31/05/2023 18:47:08 |
| GRIPS Payment ID: | 310520232007791677 | Payment Init. Date: | 31/05/2023 18:46:18 |
| Payment Status: | Successful | Payment Ref. No: | 2000738681/7/2023 |

[Query No*/Query Year]

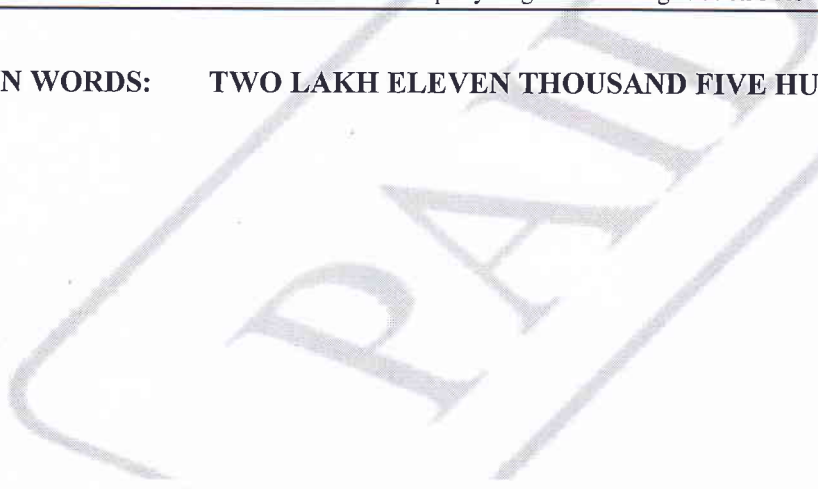
Depositor Details

| | |
|---------------------------|----------------------------------|
| Depositor's Name: | DEBDUTTA MUKHERJEE |
| Address: | BAGUIATI N24PGS |
| Mobile: | 9593209798 |
| Depositor Status: | Buyer/Claimants |
| Query No: | 2000738681 |
| Applicant's Name: | Mr SHIBSANKAR MAJUMDER |
| Address: | D.S.R. - I NORTH 24-PARGANAS |
| Office Name: | D.S.R. - I NORTH 24-PARGANAS |
| Identification No: | 2000738681/7/2023 |
| Remarks: | Sale, Sale Document Payment No 7 |
| Period From (dd/mm/yyyy): | 31/05/2023 |
| Period To (dd/mm/yyyy): | 31/05/2023 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|--------------|-------------------|--|--------------------|---------------|
| 1 | 2000738681/7/2023 | Property Registration- Stamp duty | 0030-02-103-003-02 | 188685 |
| 2 | 2000738681/7/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 22910 |
| Total | | | | 211595 |

IN WORDS: TWO LAKH ELEVEN THOUSAND FIVE HUNDRED NINETY FIVE ONLY.



Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | I-1501-03938/2023 | Date of registration | 01/06/2023 |
| Query No / Year | 1501-2000738681/2023 | Office where deed is registered | |
| Query Date | 20/03/2023 1:08:29 PM | D.S.R. – I NORTH 24-PARGANAS, District: North 24-Parganas | |
| Applicant Name, Address & Other Details | SHIBSANKAR MAJUMDER Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 8777493579, Status :Solicitor firm | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | [4305] Other than Immovable Property Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 52,00,000/- | Rs. 1,20,00,000/- | | |
| Total Stamp Duty Payable(SD) | Registration Fee Paid | | |
| Rs. 4,80,000/- (Article:23) | Rs. 1,20,025/- (Article:A(1), E, M) | | |
| Remarks | | | |

Land Details :

District: North 24 Parganas, P.S. Khardaha, Gram Panchayat: BILKANDA-I, Mouza: Talbanda, JI No. 28, Pin Code : 700110

| Sch No. | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | Set Forth Value (in Rs.) | Market value (in Rs.) | Other Details |
|----------------------|-------------|----------------|---------------|---------|-------------------|--------------------------|-----------------------|---|
| L1 | RS-109 | RS-312 | Bastu | Danga | 19 Katha 6 Chatak | 52,00,000/- | 1,20,00,000/- | Width of Approach Road: 18 ft., Adjacent to Metal Road. |
| Grand Total : | | | | | 31.9688Dec | 52,00,000/- | 1,20,00,000/- | |




Seller Details :

| SI No | Name & address, Photo, Finger print and Signature |
|-------|--|
| 1 | Shri Ranadhir Basu, (Alias Director Of Chandrali Builders And Developers Pvt Ltd) Son of Late Raman Chandra Basu Ukil Patty Silchar City PO Silchar PS SILCHAR District-Cachar Assam, India, PIN 788001 Sex Male. By Caste Hindu. Occupation Business Citizen of India, PAN No.:: ACxxxxxx8J Aadhaar No Not Provided by UIDAI Status Individual Executed by Attorney. Executed by Attorney |
| 2 | International Signs Parvati Vihar P-1,52/6 VIP Road City PO Deshbandhunagar, P S -Baguiati District-North 24-Parganas West Bengal, India, PIN 700059 PAN No. Alxxxxxxxx8K 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 | Mercstone International Private Limited AC-139,Adarsha Pally,jagatpur,, City:- , P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 , PAN No.:: AAxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Attorney Details :




| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri Debduitta Mukherjee Son of Shankar Mukherjee Date of Execution - 23/03/2023, , Admitted by: Self, Date of Admission: 23/03/2023, Place of Admission of Execution: Office |  Mar 23 2023 6:07PM |  LTI 23/03/2023 |  23/03/2023 |
| | Parvati Bihar,P-I,52/6,V.I.P.Road, City:- , P.O:- Deshbandhunagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx8K,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Shri Ranadhir Basu | | | |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri Debduitta Mukherjee (Presentant) Son of Shankar Nath Mukherjee Date of Execution - 23/03/2023, , Admitted by: Self, Date of Admission: 23/03/2023, Place of Admission of Execution: Office |  Mar 23 2023 6:06PM |  LTI 23/03/2023 |  23/03/2023 |
| | Parvati Bihar,P-I,52/6,V.I.P.Road, City:- , P.O:- Deshbandhunagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx8K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : International Signs (as Propriotor and AI So Representative Of Chandrali Builders And Developers Pvt Ltd) | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Shri Prasenjit Karak Son of Mohan Karak Date of Execution - 23/03/2023, , Admitted by: Self, Date of Admission: 23/03/2023, Place of Admission of Execution: Office |  Mar 23 2023 6:08PM |  LTI 23/03/2023 |  23/03/2023 |

AC-139,Adarsha Pally,Jagatpur,rajarhat Gopalpur, City:- , P.O:- Rajarhat Gopalpur, P.S:-Baguiati,
District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation:
Business, Citizen of: India, , PAN No.:: CMxxxxxx0G,Aadhaar No Not Provided by UIDAI Status :
Representative, Representative of : Mercstone International Private Limited (as Director)

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|--|---|
| Shri Shib Sankar Majumder Son of Asim Majumder Barasat Court, City:- , P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 |  |  |  |
| | 23/03/2023 | 23/03/2023 | 23/03/2023 |

Identifier Of Shri Debdutta Mukherjee, Shri Debdutta Mukherjee, Shri Prasenjit Karak

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------------|---|
| 1 | Shri Ranadhir Basu | Mercstone International Private Limited-15.9844 Dec |
| 2 | International Signs | Mercstone International Private Limited-15.9844 Dec |

On 23-03-2023

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

Presented for registration at 14:00 hrs on 23-03-2023, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Shri Debduitta Mukherjee ,.

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 97,10,508/-

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

Execution is admitted on 23-03-2023 by Shri Debduitta Mukherjee, Proprietor and AI So Representative Of Chandrali Builders And Developers Pvt Ltd, International Signs (Sole Proprietorship), Parvati Vihar P-I,52/6,V.I.P.Road, City:- , P.O:- Deshbandhunagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Shri Shib Sankar Majumder, , Son of Asim Majumder, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 23-03-2023 by Shri Prasenjit Karak, Director, Mercstone International Private Limited (Sole Proprietorship), AC-139,Adarsha Pally,jagatpur,, City:- , P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Indetified by Shri Shib Sankar Majumder, , Son of Asim Majumder, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Executed by Attorney

Execution by Shri Debduitta Mukherjee, , Son of Shankar Mukherjee, Parvati Bihar,P-I,52/6,V.I.P.Road, P.O: Deshbandhunagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business as constituted attorney for Shri Ranadhir Basu , Director Of Chandrali Builders And Developers Pvt Ltd Ukil Patty,Silchar, P.O: Silchar, Thana: SILCHAR, , Cachar, ASSAM, India, PIN - 788001 is admitted by him

Indetified by Shri Shib Sankar Majumder, , Son of Asim Majumder, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 97,151.00/- (A(1) = Rs 97,105.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 52,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/03/2023 1:26PM with Govt. Ref. No: 192022230346263201 on 23-03-2023, Amount Rs: 52,014/-, Bank: UCO Bank (UCBA0000190), Ref. No. 45138684 on 23-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty


Certified that required Stamp Duty payable for this document is Rs. 2,91,335/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 1,51,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6554, Amount: Rs.5,000.00/-, Date of Purchase: 22/03/2023, Vendor name: GOBINDA PRASAD MITRA

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/03/2023 1:26PM with Govt. Ref. No: 192022230346263201 on 23-03-2023, Amount Rs: 1,51,020/-, Bank: UCO Bank (UCBA0000190), Ref. No. 45138684 on 23-03-2023, Head of Account 0030-02-103-003-02



Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 01-06-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 97,151.00/- (A(1) = Rs 97,105.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 45,105/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/05/2023 6:47PM with Govt. Ref. No: 192023240077916781 on 31-05-2023, Amount Rs: 45,105/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0CGSOET9 on 31-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,91,335/- and Stamp Duty paid by by online = Rs 1,35,315/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/05/2023 6:47PM with Govt. Ref. No: 192023240077916781 on 31-05-2023, Amount Rs: 1,35,315/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CGSOET9 on 31-05-2023, Head of Account 0030-02-103-003-02



Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2023, Page from 97170 to 97198

being No 150103938 for the year 2023.



Rajendra Prasad Upadhyay

Digitally signed by Rajendra Prasad
Upadhyay
Date: 2023.06.02 20:00:59 +05:30
Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 2023/06/02 08:00:59 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
