20256/22 VC-5331/22 I-19640/22

भारतीय गैर न्यायिक

भारत

पचास रुपये

रु.50

FIFTY RUPEES

Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

AG 584876

16.12.22
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C-21250633

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

District Sub-Registrar-III
Alipore, South 24-parganas
19-12-22

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the ...16th... day of ...December..., **2022 (Two Thousand and Twenty-Two), A.D;**

BETWEEN

0 8 DEC 2022

62499

DATE

SOLD TO

ADDRESS

P.S.

RATAN PAL Advocate
High Court Calcutta
6, Old Post Office Street
Room No. - 30

Krishna Kr. Singh

CODE NO. (1087)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (C/S)
HIGH COURT, KOLKATA-700 001

0 8 DEC 2022

15851

BKJ PROJECTS
Krishna Kr. Singh
Partner

15852

BKJ PROJECTS
Bratati Lohar
Partner

Office of the Dist. Sub-Registrar-III
Alipore

15853

BKJ PROJECTS
Partner

Ranjit Pal
Son of Late Prafulla Pal
4/91 Neli nagar
P.O - Haltu P.S - Kasba
Kol - 78

15855

P.T.O

M/S. SUNLIKE TRADECOM PRIVATE LIMITED (C.I.N-US1909WB2013PTC189976) a company incorporated under the Companies Act, 1956 having its former registered office at 18 British India Street, 1st floor, Room 105, Kolkata- 700069 and at present having it's registered office at 275A, Kalighat Road, P. O. - Kalighat, P.S- Kalighat, Kolkata-700026, having **PAN NO. AASCS5857N,** as per Board Resolution passed in the meeting held on 07.12.2022, represented by one of its Director as Authorized Signatory – **SHRI ALOK JHUNJHUNWALA (PAN-AJNPJ8915H) (AADHAR NO. 739333383945),** son of Late Mahendra Jhunjhunwala, by faith Hindu, by occupation Business, Indian Citizen, Presently residing at 1/B, Nando Mallick Lane, P.S.- Girish Park, P.O-Beadon Street, Kolkata-700006 hereinafter shall be called and referred to as the **"OWNER/VENDOR"** "(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include other directors, executors, successors/ successors-in- office, administrators, legal representatives, nominees, and/or permitted assigns) of the **ONE PART**.

AND

M/S. BKJ PROJECTS (KMC C.E. NO. 002804017822) (PAN - AAZFB7913L), a partnership firm carrying on business of builders, Developers & civil contractors having its registered address at – 51A, Shyama Prasad Mukherjee Road, P.S.- Bhawanipore, P.O. – Kalighat, P. S. - Kalighat, Kolkata- 700 026, represented by its Partners, namely – **[1] SMT BRATATI LOHAR (PAN – ACAPL0891L) (AADHAR NO. 707574329093), (Mobile No.9239393506)** wife Late Kunal Lohar, by faith - Hindu, by Occupation – Business, by Nationality - Indian, presently residing at B23, Atabagan, Laskarpur, P.S.- Bansdroni, P.O.- Laskarpur, Kolkata- 700153, District – South 24 Paraganas, **[2] SHRI KRISHNA KUMAR SINGH (PAN – ASTPS1529F) (AADHAR NO. 873624722191), (Mobile No.9331001880)** son of Late Ram Sagar Singh, by faith - Hindu, by Occupation – Business,

15854

SUNLIKE TRADECOM PVT LTD

Directors/Authorised Signatory

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

15855

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

16 DEC 2022

Ranjit Pal
Son of Late Profulla Pal
4/91 Nelinagar
P.O Haltu P.S Kasba
Kol-78

by Nationality - Indian, presently residing at 51A, S. P. Mukherjee Road, P.S.- Bhowanipur, P.O.- Kalighat, Kolkata- 700026, District – Kolkata and **[3] SHRI JITENDRA SINGH (PAN – CGYPS4088Q) (AADHAR NO. 935667282027), (Mobile No-9831054993)** son of Shri Rajdev Singh, by faith - Hindu, by Occupation – Business, by Nationality - Indian, presently residing at 1-65 Central Park, Central Enclave, Block - B, P.S.- Bansdroni, P.O.- Bansdroni, Kolkata- 700070, District – Kolkata hereinafter shall be called and referred to as the **'PURCHASER'** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives, nominees, and/or assigns) as the party of the **OTHER PART**.

WHEREAS one Krishna Chandra Mukherjee (since deceased) was seized and possessed of or otherwise well and sufficiently entitled to as absolute lawfully recorded owner of other pieces and parcels of land among and including **ALL THAT** pieces and parcels of adjoining plots of land in total measuring more or less 7 Cottahs 3 Chittacks 40 Sq. ft lying and situated at and being

SL. No.	KMC PREMISES NUMBER	AREA OF LAND
01	275A, KALIGHAT ROAD, KOLKATA - 700 026	4 CO 3 CH 17 SQ. FT
02	275B, KALIGHAT ROAD, KOLKATA - 700 026	1 CO 9 CH 31 SQ. FT
03	275C, KALIGHAT ROAD, KOLKATA - 700 026	0 CO 10 CH 35 SQ. FT
04	275D, KALIGHAT ROAD, KOLKATA - 700 026	0 CO 12 CH 02 SQ. FT

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
16 DEC 2022

		7 CO 3 CH 40 SQ. FT

within District – 24 Parganas (now South), P.S.- Kalighat formerly Bhawanipore, Sub Registration Office – Alipore and was paying the rates, taxes and other outgoings to the competent authorities in fee simple and was enjoying the same free from all encumbrances whatsoever.

AND WHEREAS while seized and possessed of the aforesaid properties along with few other properties, by way of a registered Deed of Trust dated 13th of April, 1967, said Krishna Chandra Mukherjee, being Settler & Managing Trustee therein settled the aforesaid properties into two separate distinct lots viz Lot- "A" & Lot – "B" and portion of land falling under Lot – "A" containing the demarcated land measuring more or less 3 (Three) Cottah 4 (Four) Chittaks 42 (Forty Two) Square Feet lying and situated at and being portion of KMC Premises No. 275A, Kalighat Road, Kolkata 700 026 was settled in favour of one of his sons, namely – Shri Shyamapada Mukherjee, who was appointed as Trustee having absolute transferrable right title and interest of the portion of aforesaid property falling under Lot – "A" and residual other portions of the aforesaid properties falling under Lot – "B" containing the demarcated lands lying and situated at and being portion of KMC Premises No. 275A, 275B, 275C and 275D, Kalighat Road, Kolkata 700 026 was settled in favour of one of his daughters, namely – Sudharani Mukherjee, who was appointed as Trustee having absolute transferrable right title and interest on the portion of aforesaid properties falling under Lot – "B". Said Deed of Trust dated 13th of April, 1967 was duly registered at the office of the Registrar of Assurances, Calcutta and was recorded in Book No. I, Volume 82 from Page No- 118 to Page No- 125 as Being No. 1943 for the year 1967.

AND WHEREAS after the demise of settler - said Krishna Chandra Mukherjee on 05.03.1972, as per the terms and provisions of the aforesaid Deed of Trust dated 13th of April, 1967 said Shri Shyamapada Mukherjee became seized and possessed

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
সত্যমেব জয়তে
৩৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

16 DEC 2022

of or otherwise well and sufficiently entitled to as absolute lawful owner and possessor of ALL THAT piece and parcel of land measuring more or less 3 (Three) Cottah 4 (Four) Chittaks 42 (Forty Two) Square Feet lying and situated at and being portion of KMC Premises No. 275A, Kalighat Road, Kolkata 700 026 and started paying the rates, taxes and other outgoings to the competent authorities in fee simple and was enjoying the same free from all encumbrances whatsoever.

AND WHEREAS while seized and possessed of the aforesaid property, said Shyamapada Mukherjee made his last will on 15.08.1978 bequeathing the aforesaid property after his death jointly in favour of his two sons, namely - Shri Durgadas Mukherjee and Shri Debdas Mukherjee, as beneficiaries or Legatees and appointed his wife Smt Jyotsna Mukherjee as the Sole Executrix of the said Last Will dated 15.08.1978 of said Shyamapada Mukherjee.

AND WHEREAS upon the death of said Shyamapada Mukherjee on 23.09.1978, said Smt Jyotna Mukherjee being Executrix of the said Last Will (dated 15.08.1978 of said Shyamapada Mukherjee) applied for grant of probate from the Ld. District Delegate Court at Alipore in Act 39, Case no. 338/80P, which was later obtained on 04.05.1981.

AND WHEREAS by virtue of the terms embodied in the said Last Will of said Shyamapada Mukherjee dated 15.08.1978, said Shri Durgadas Mukherjee and Shri Debdas Mukherjee, jointly became seized and possessed of or otherwise well and sufficiently entitled to as lawful owners of **ALL THAT** piece and parcel of land measuring more or less 3 (Three) Cottah 4 (Four) Chittaks 42 (Forty Two) Square Feet together with existing dilapidated structures standing thereon lying and situated at and being portion of KMC Premises No. 275A, Kalighat Road, Kolkata 700 026 and jointly started paying the rates, taxes and other outgoings to the competent authorities in fee simple and was enjoying the same free from all encumbrances whatsoever.

Office of the Dist. Sub-Registrar-III
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
16 DEC 2022

AND WHEREAS after the demise of settler - said Krishna Chandra Mukherjee on 05.03.1972, as per the terms and provisions of the aforesaid Deed of Trust dated 13th of April, 1967, said Sudharani Banerjee (nee Mukherjee) became seized and possessed of or otherwise well and sufficiently entitled to as absolute lawful owner of **ALL THAT** pieces and parcels of adjoining plots of land in total measuring more or less 3 Cottahs 14 Chittacks 43 Sq. ft lying and situated at and being

SL. No.	KMC PREMISES NUMBER	AREA OF LAND
01	275A, KALIGHAT ROAD, KOLKATA - 700 026	0 CO 14 CH 20 SQ. FT
02	275B, KALIGHAT ROAD, KOLKATA - 700 026	1 CO 9 CH 31 SQ. FT
03	275C, KALIGHAT ROAD, KOLKATA - 700 026	0 CO 10 CH 35 SQ. FT
04	275D, KALIGHAT ROAD, KOLKATA - 700 026	0 CO 12 CH 02 SQ. FT
		3 CO 14 CH 43 SQ. FT

within District – 24 Parganas (now South), P.S.- Kalighat formerly Bhawanipore, Sub Registration Office – Alipore and started paying the rates, taxes and other outgoings to the competent authorities in fee simple and was enjoying the same free from all encumbrances whatsoever.

AND WHEREAS while seized and possessed of the aforesaid properties as absolute lawful owner said Sudharani Banerjee (nee Mukherjee) died intestate on 31.07.1992 leaving behind her surviving her only son - Shri Amit Kumar Banerjee and her husband Shri Ajit Kumar Banerjee as her legal heirs, who jointly got entitled to the aforesaid left-

Office of the Dist. Sub-Registrar-III
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

16 DEC 2022

over properties of Late Sudharani Banerjee (nee Mukherjee) as lawful joint owners in her place and stead as per provisions of the Hindu Succession Act, 1956.

AND WHEREAS while seized and possessed of or otherwise well and sufficiently entitled to as lawful joint owners, by way of a registered Deed of Conveyance dated 25.07.1994, said Shri Ajit Kumar Banerjee and Shri Amit Kumar Banerjee, jointly being vendors therein against valuable considerations mentioned therein sold granted assured conveyed and transferred ALL THAT piece and parcel of land measuring more or less 14 (Fourteen) Chittaks 20 (Twenty) Square Feet together with existing dilapidated structures standing thereon lying and situated at and being portion of KMC Premises No. 275A, Kalighat Road, Kolkata 700 026 unto and in favour of Smt. Chandrani Mukherjee, wife of Shri Debdas Mukherjee, being the Purchaser therein and handed over peaceful vacant possession of the same to her forever free from all encumbrances whatsoever. Said Deed of Conveyance dated 25.07.1994 was duly registered at the office of the District Sub Registrar, Alipore and was recorded in Book No. 1, Volume No 61, from Pages 359 to 372, as Being No. 2199 for the year 1994.

AND WHEREAS while seized and possessed of or otherwise well and sufficiently entitled to as lawful joint owners, by way of a registered Deed of Conveyance dated 09.11.1994 written in Bengali script, said Shri Ajit Kumar Banerjee and Shri Amit Kumar Banerjee, jointly being vendors therein against valuable considerations mentioned therein sold granted assured conveyed and transferred ALL THAT piece and parcel of land measuring more or less 1 (One) Cottah 6 (Six) Chittack 37 (Thirty Seven) sq. ft. together with existing dilapidated structures standing thereon lying and situated at and being

SL. No.	KMC PREMISES NUMBER	AREA OF LAND
01	275C, KALIGHAT ROAD, KOLKATA - 700 026	0 CO 10 CH 35 SQ. FT

Office of the Dist. Sub-Registrar-III
জেলা সাব রেজিস্ট্রার
সত্যমেব জয়তে
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

16 DEC 2022

02	275D, KALIGHAT ROAD, KOLKATA - 700 026	0 CO 12 CH 02 SQ. FT
		1 CO 06 CH 37 SQ. FT

unto and in favour of Shri Debdas Mukherjee, being the Purchaser therein and handed over peaceful vacant possession of the same to him forever free from all encumbrances whatsoever. Said Deed of Conveyance dated 09.11.1994 was duly registered at the office of the District Sub Registrar, Alipore and was recorded in Book No. I, Volume 46, from Pages 21 to 32, as Being No- 1389 for the year 1997.

AND WHEREAS while seized and possessed of or otherwise well and sufficiently entitled to as lawful joint owners, by way of a registered Deed of Conveyance dated 23.08.2002 written in Bengali script, said Shri Ajit Kumar Banerjee and Shri Amit Kumar Banerjee, jointly being vendors therein against valuable considerations mentioned therein sold granted assured conveyed and transferred ALL THAT piece and parcel of land measuring more or less 1 (One) Cottah 9 (Nine) Chittaks 31 (Thirty .one) Square Feet together with existing dilapidated structures standing thereon partly tenanted lying and situated at and being portion of KMC Premises No. 275B, Kalighat Road, Kolkata 700 026 unto and in favour of Shri Debdas Mukherjee, being the Purchaser therein and handed over peaceful vacant possession of the same to him forever free from all encumbrances whatsoever. Said Deed of Conveyance dated 25.07.1994 was duly registered at the office of the District Sub Registrar, Alipore and was recorded in Book No. 1, Volume No 113. From Pages 27 to 49 as Being No- 01639 for the year 2003.

AND WHEREAS thus in the manner stated above said Shri Durgadas Mukherjee, Shri Debdas Mukherjee both sons of Late Shyamapada Mukherjee and Smt. Chandrani Mukherjee, wife of Shri Debdas Mukherjee, jointly became seized and possessed of ALL THAT piece and parcel of land said to be containing more or less 7 Cottahs 3 Chittacks 40 Sq. ft but found to be physically measuring more or

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

16 DEC 2022

less 6 (Six) Cottahs 13 (Thirteen) Chittacks 0 (Zero) Sq. ft together with R.T shed structure measuring 100 sq.ft more or less lying and situated at and being KMC Premises No. 275A, Kalighat Road, Kolkata 700 026 (after amalgamation) within the municipal limits of Ward No. 83 of The Kolkata Municipal Corporation having Assessee No. 11-083-160174-7 and started paying the rates, taxes and other outgoings to the competent authorities in fee simple and was enjoying the same free from all encumbrances whatsoever.

AND WHEREAS while seized and possessed of or otherwise well and sufficiently entitled to as lawful joint owners, by way of a registered Deed of Conveyance dated 02.08.2013, said Shri Durgadas Mukherjee, Shri Debdas Mukherjee both sons of Late Shyamapada Mukherjee and Smt. Chandrani Mukherjee, wife of Shri Debdas Mukherjee, jointly being vendors therein against valuable considerations mentioned therein sold granted assured conveyed and transferred ALL THAT piece and parcel of land said to be containing more or less 7 Cottahs 3 Chittacks 40 Sq. ft but found to be physically measuring more or less 6 (Six) Cottahs 13 (Thirteen) Chittacks 0 (Zero) Sq. ft together with R.T shed structure measuring 100 sq.ft more or less lying and situated at and being KMC Premises No. 275A, Kalighat Road, Kolkata 700 026 (after amalgamation) within the municipal limits of Ward No. 83 of The Kolkata Municipal Corporation having Assessee No. 11-083-160174-7 unto and in favour of **M/S. SUNLIKE TRADECOM PRIVATE LIMITED,** a company incorporated under the Companies Act, 1956 having its registered office at 18 British India Street, 1st floor, Room 105, Kolkata-700069, represented by one of its Director – **SHRI DEEPAK JHUNJHUNWALA,** son of Kashi Prasad Jhunjhunwala, by faith Hindu, by occupation Business, residing at 24, Hemant Basu Sarani, Kolkata-700001, being the Purchaser therein (the Owner/Vendor herein) and handed over peaceful vacant possession of the same to them forever free from all encumbrances whatsoever. Said Deed of Conveyance dated 25.07.1994 was duly registered at the office of the Additional District Sub Registrar, Alipore, West Bengal and was

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

16 DEC 2022

recorded in Book No. 1, CD Volume No 26. From Pages 3679 to 3696 as Being No- 06372 for the year 2013.

AND WHEREAS after purchasing the plot from its lawful owner, the Vendor herein mutated its name in the records of the Kolkata Municipal Corporation and said portion of land as numbered as 275A, Kalighat Road, Kolkata – 700 026 and as Assessee No. 110831601747 and started paying the rates, taxes and other outgoings to the competent authorities regularly and punctually in fee simple and enjoyed the property since then as rightful owner free from all encumbrances whatsoever.

AND WHEREAS after discussion with the Developer **SORAJEET DEVELOPERS LLP** an LLP registered under Limited liability partnership act 2008 having its registered office at 61A, Sardar Sankar Road, Post office: Sarat Bose Road, Police Station Tollygunge, Kolkata 700029 duly authorized and represented by its Partners (1) **SRI RAJESH KUMAR JHAJHARIA**, son of Late S.M. Jhajharia, of 61A, Sardar Sankar Road, Post office: Sarat Bose Road. Police Station Tollygunge, Kolkata 700029 (2) **SRI NAWNEET SODHANI,** son of Sri Hiralal Sodhani of Poddar Court, 18, Rabindra Sarani , 5th floor, Gate No. 03, Post Office - G.P.O. Police Station-Hare Street, Kolkata – 700001 and (3) ***SRI SOHAN KUMAR KOTRIWAL*** son of Basudeo Prasad Kotriwal Post office: New Alipore, Police Station-New Alipore Kolkata: 700053, and the Owner/ Vendor herein has decided to construct a building upon the said land of more or less 6 (Six) Cottahs 13 (Thirteen) Chittacks 0 (Zero) Sq. ft as per plan duly sanction by the Kolkata Municipal Corporation and both the parties made an agreement on 17.10.2022 and the said Deed of Development Agreement was duly registered in the office of D.S.R. - II, Alipore and recorded in Book No. I, Vol. No. 1602-2022 at Pages 512229 to 512288 being Deed No. 160214051, for the year 2022 and also thereafter executed the Development Power of

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
16 DEC 2022

Attorney in favour of the Developer and the said Developer Power of Attorney was duly registered in the office the D.S.R. II, Alipore and recorder in Book No. I, Vol. No. 1602-2022 at Pages 512396 to 512423 being Deed No. 160214056, for the year 2022. And on the same date Owner/Vendor executed a General Power of Attorney in favour of one of the Partner namely **SRI RAJESH KUMAR JHAJHARIA**, son of Late S.M. Jhajharia, of the Developer's firm for sanctioned plan and any KMC works and said General Power of Attorney was duly registered in the office the D.S.R. II, Alipore and recorder in Book No. I, Vol. No. 1602-2022 at Pages 512289 to 512307 being Deed No. 160214057, for the year 2022.

AND WHEREAS due to some practical difficulties as well as others trouble the said Developer unable to perform their obligation and duties and want to surrender and/or leave the job and request the land owner to cancel the same under some terms and conditions.

AND WHEREAS there after the land owner as well as Developer cancel the Development Agreement through a registered Deed on13.12.2022 which was duly registered and recorded in the office of the D.S.R. III, Alipore 24 Parganas South, vide in Book No. I, Vol. No. 1603-2022 at Pages 618525 to 618540 being Deed No. 160319311, for the year 2022.

AND WHEREAS thereafter the land owner/ Vendor herein also revokes the Development Power of Attorney on 13.12.2022, from the said Developer and registered in the office of the D.S.R. III, Alipore 24 Parganas South, recorded in Book No. IV, Vol. No. 1603-2022 at Pages 13578 to 13589 being Deed No. 160300667, for the year 2022. And owner/ Vendor herein also revokes the General Power of Attorney on 13.12.2022, from the said partner of the Developer and registered in the office of the D.S.R. III, Alipore 24 Parganas South, recorded in Book No. IV, Vol. No. 1603-2022 at Pages 13567 to

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

16 DEC 2022

13577being Deed No. 160300666, for the year 2022.

AND WHEREAS thus the said Owner/Vendor herein has now fallen in dire need of money and declared to sell ALL THAT piece and parcel of land measuring more or less 6 (Six) Cottahs 13 (Thirteen) Chittacks 0 (Zero) Sq. ft together with R.T shed structure measuring 100 sq.ft more or less lying and situated at and being KMC Premises No. 275A, Kalighat Road, Kolkata 700 026 (after amalgamation) within the municipal limits of Ward No. 83 of The Kolkata Municipal Corporation having Assessee No. 11-083-160174-7 as more fully and particularly described in the schedule hereunder written and on coming to know such desire and intention of the Owner/Vendor, the Purchasers hereto approached the Owner/Vendor and offered to purchase the aforesaid property, at and for the lump sum price or consideration of **Rs. 3,00,00,000/- (Rupees Three Crores) only,** which the Owner/Vendor has accepted and agreed to sell the aforesaid land at and for the said price or consideration, unto and in favour of the Purchasers herein, free from all encumbrances and witnesseth by these presents.

AND WHEREAS the Vendor/Owner herein have represented to the Purchaser as follows: -

1. That the said land is free from encumbrances, charges, mortgages, liens attachments and lispendens etc.
2. That the Vendor/Owner have full right and absolute authority to sell the said Land.
3. That the Vendor/Owner shall pay all outstanding Municipality property taxes upto the date of Registration of the Deed of Conveyance.
4. That the Vendor/Owner shall pay all the electricity bills to the Electricity authority upto the date of Registration of the Deed of Conveyance.

Office of the Dist. Sub-Registrar-III
জেলা সাব রেজিস্ট্রার
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

16 DEC 2022

AND WHEREAS the Vendor/Owner has also represented to the Purchaser that they are in physical possession of the said land and it is free from all encumbrances, charges, liens, lispendens, acquisition, and requisition, attachment of whatsoever nature more fully and particularly described in the Schedule hereunder written. And the Purchaser relying on the representations of the Vendors/Owners have accepted the offer made by the Vendor/Owner and agreed to purchase the same from the Vendor/Owner herein.

AND WHEREAS Purchaser has examined or cause to be examined the right title and interest of the Vendor in respect of the said property and and prior to the execution of these present, the Purchaser has carried out necessary due diligence with regard to the right of the Vendor in respect of the said property and also regarding area of the said property and has fully satisfied with regard therein.

AND WHEREAS the Purchaser or the party of the Second Part herein had agreed to purchase and the Vendor or the party of the First Part herein has agreed to sell **ALL THAT** piece and parcel of land measuring more or less 6 (Six) Cottahs 13 (Thirteen) Chittacks 0 (Zero) Sq. ft together with R.T shed structure measuring 100 sq.ft more or less lying and situated at and being KMC Premises No. 275A, Kalighat Road, Kolkata 700 026 (after amalgamation) within the municipal limits of Ward No. 83 of The Kolkata Municipal Corporation having Assessee No. 11-083-160174-7, for a total consideration of **Rs. 3,00,00,000/- (Rupees Three Crores) only** and the Purchaser had this day paid the full and final payment of the total consideration amount as aforesaid, which the Vendor herein duly acknowledges the receipt hereof.

NOW THIS INDENTURE WITNESSETH that in pursuance of consideration of the said sum of **Rs. 3,00,00,000/- (Rupees Three Crores) only,** being

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

16 DEC 2022

the full and final price or consideration of the said property, truly paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby as well as by the receipt of the same hereunder written admit and acknowledge and from the same and every part thereof do hereby acquit, release, discharge and forever exonerate the Purchaser as well as the said property hereby granted, sold, and conveyed) the Vendor do hereby convey, grant, sell, transfer, assign and assure unto and in favour of the Purchaser forever and for good **said property**, as more fully and particularly described in the schedule hereunder written and more specifically delineated in the sketch map or plan, depicted in **RED** border lines attached hereto, hereinafter called the "**said property**" **OR HOWSOEVER OTHERWISE** the said property and every part thereof now are, or is or at any time or times heretofore were or was situated, butted, bounded called known numbered described or distinguished **TOGETHER WITH** the areas, ditches, water, water courses, ways, paths and passages and all user and easement rights and all manners of former or privileges, appendages and appurtenances whatsoever, the **said property** and every part thereof now are or any time or times heretofore were or was held used, occupied, enjoyed were reputed or belong or be appurtenant thereto and the reversion or reversions remainder or remainders and the rents, issues distinguished **TOGETHER WITH** the **said property** as stated hereinabove **AND** all profits, benefits, estate, right title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into or upon the **said property** and every part thereof **OR HOWSOEVER OTHERWISE** the **said property** is or are, was or were situated, butted bounded, called, known, number, described together further with all benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the **said property** or any part thereof belonging or in any way appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be

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South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
16 DEC 2022

appurtenances thereof AND all deeds , documents, pattahs, muniments, writing and evidences of title which in any way relate to the **said property** or any part or parcel thereof and which now are hereafter shall or may be in the custody, power or possession or enjoyment of the Vendor, their legal heirs, executors, administrators, or representatives or any persons from whom they can or may procure the same without any action or suit at law or in equity **AND TO HAVE AND TO HOLD** own, possess and absolutely enjoy the **said property** or any part thereof hereby granted, sold, conveyed and transferred or expressed or intended so to be **TOGETHER WITH** all other rights manner and appurtenances belonging thereto respectively unto and in favour of and to the use and enjoyment of the Purchasers absolutely forever and for good, free from all encumbrances, liens, mortgage, charges, lispendense, liabilities whatsoever subject to the payments of rents, rates and taxes to the appropriate authority or authorities concerned **AND FURTHER** that the Vendor shall from time to time and at all times hereafter save harmless and keep indemnified repaying the Purchasers for the amount of consideration hereunder written, from and against all actions, losses, damages, expenses, claims and demands whatsoever in respect of the **said property** hereby granted, conveyed, transferred by these presents, unto and in favour of the Purchaser and henceforth the Purchaser shall have every right, power, and authority to take possession of the **said property** and to enjoy the same peaceably, quietly, free and clear, freely and clearly, without any lawful eviction or interruption, from any comer and also to use and enjoy the **said property** and every part thereof along with their legal heirs, executors, representatives and/or assigns, as per their desire and discretion without any interruption or obstruction from the part of the Vendor or any person or persons related to her or in trust for the Vendor, as the Purchasers reasonably require.

Office of the Dist. Sub-Registrar-III
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
16 DEC 2022

AND the Vendor doth hereby state and declare that Notwithstanding having done by the Vendor or their predecessors-in-title contrary the Vendor have good right, full power, absolute authority, and indefeasible title to the said scheduled below property and they have absolute right and authority to sell the **said property** to the Purchaser and the same is free from all encumbrances, charge, liens, or lispendense whatsoever and that the said property is neither acquisitioned or proposed to be requisitioned by the Government nor the same is under any scheme of the Government, Municipal Authority or any other civic body and the Vendor have good right, full power, absolute authority and indefeasible title to sell the **said property** which is hereby sold, transferred and conveyed or expressed or intended so to be unto and in favour of the Purchaser forever and for good. By this deed of conveyance, the Purchaser will have right to transfer and to sell the **said property** to any other persons without any hindrance.

AND FURTHER the Vendor doth hereby further covenant with the Purchaser that the Purchaser hereafter shall have every right, power, authority and liberty to get their names mutated and or recorded with the any appropriate authority concerned and to that effect, if necessary, the Vendor shall cooperate with the-Purchaser in all respect at the cost of the Purchaser herein and the Vendor shall and will from time and at all times hereafter at the costs and request of the Purchaser shall do or cause to be done or executed all such acts, deeds, matters and things whatsoever for further perfectly, effectually or satisfactorily granting, transferring and assuring the **said property** and every part thereof unto and in favour of the Purchaser, which is hereby granted, sold, conveyed and transferred unto and in favour of the Purchasers herein for their absolute use and enjoyment along with their respective legal heirs, legal representatives and/or assigns forever and for good.

Office of the Dist. Sub-Registrar
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

16 DEC 2022

It is hereby noted that if any Agreement and or any Agreements made by Vendor herein in respect aforesaid property shall be superseded by this Present.

SCHEDULE OF THE PROPERTY

(as referred above)

ALL THAT piece and parcel of net land area measuring more or less **6 (Six) Cottahs 13 (Thirteen) Chittacks 0 (Zero) Sq. ft** together with R.T shed structure measuring 100 sq.ft more or less lying and situated at and being **KMC Premises No. 275A, Kalighat Road, Kolkata 700 026 (after amalgamation)** within the municipal limits of Ward No. 83 of The Kolkata Municipal Corporation having Assessee No. 11-083-160174-7 together with all user and easement rights and all rights on paths and passages and all other common rights and facilities, appendages and appurtenances attached therein and thereto, which is more specifically delineated in the sketch map or plan depicted in **RED** border lines attached hereto, being the part of these presents and The said property is butted and bounded in the manner as follows:-

On the North : By 30'-0" wide Kalighat Road.

On the South : By Pre. No. 1, Kali Lane.

On the East : By Common Passage.

On the West : By KMC Pre. No. 277, Kalighat Road.

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South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

16 DEC 2022

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

SIGNED, SEALED AND DELIVERED

At Kolkata, in presence of **WITNESSES:**

1. Swasti Sundar Sutra
S/o. Kartik Sutra.
51A, S.P. Mukherjee Road
Kolkata - 700026

2. Avijit Mondal
Advocate
Alipore Judgi court
Kolkata - 700027

SUNLIKE TRADECOM PVT LTD.
Directors/Authorised Signatory

SIGNATURE OF THE VENDOR

BKJ PROJECTS
Bratati Lohar
Partner

BKJ PROJECTS
Krishna Kr. Singh
Partner

BKJ PROJECTS
Partner

SIGNATURES OF THE PURCHASER

Drafted by me

Ratan Pal.

RATAN PAL, Advocate
High Court, Calcutta.
Enrol No. WB/675/1992.

Office of the Dist. Sub-Registrar-III
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

16 DEC 2022

MEMO OF CONSIDERATION

RECEIVED Rs. 3,00,00,000/- (Rupees Three Crores) only including 1 % Income Tax TDS U/S 194IA of the Income Tax Act 1961 from the within named Purchaser for sale of the above-mentioned property as total consideration money as per Memo below:

MEMO

1. By Cheque No. 000026 dated 08.12.2022
   drawn on HDFC Bank, Chowringhee branch..... Rs.30, 00,000/-

2. By Cheque No. 000028 dated 15.12.2022
   drawn on HDFC BANK, Chowringhee Branch ...Rs.2,67,00,000/-

3. By **Income Tax TDS U/S 194IA of the Income Tax Act 1961** Rs. 3,00,000/-

---

Total Rs. 3, 00, 00,000/-

(Rupees Three Crores only)

WITNESSES:-

1. Swasti Sundar Sutar.

2. Arijit Under

SUNLIKE TRADECOM PVT LTD.
Directors/Authorised Signatory

SIGNATURE OF THE VENDOR

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সত্যমেব জয়তে
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

16 DEC 2022

SKETCH PLAN OF **'LAND WITH RT SHED STRUCTURE'** LAYING & SITUATED AT K.M.C. PRE. NO - 275A, KALIGHAT ROAD, KOLKATA - 700 026, UNDER KOLKATA MUNICIPAL CORPORATION WARD NO - 083, BOROUGH NO - VIII, DISTRICT - 24 PARGANAS(S).

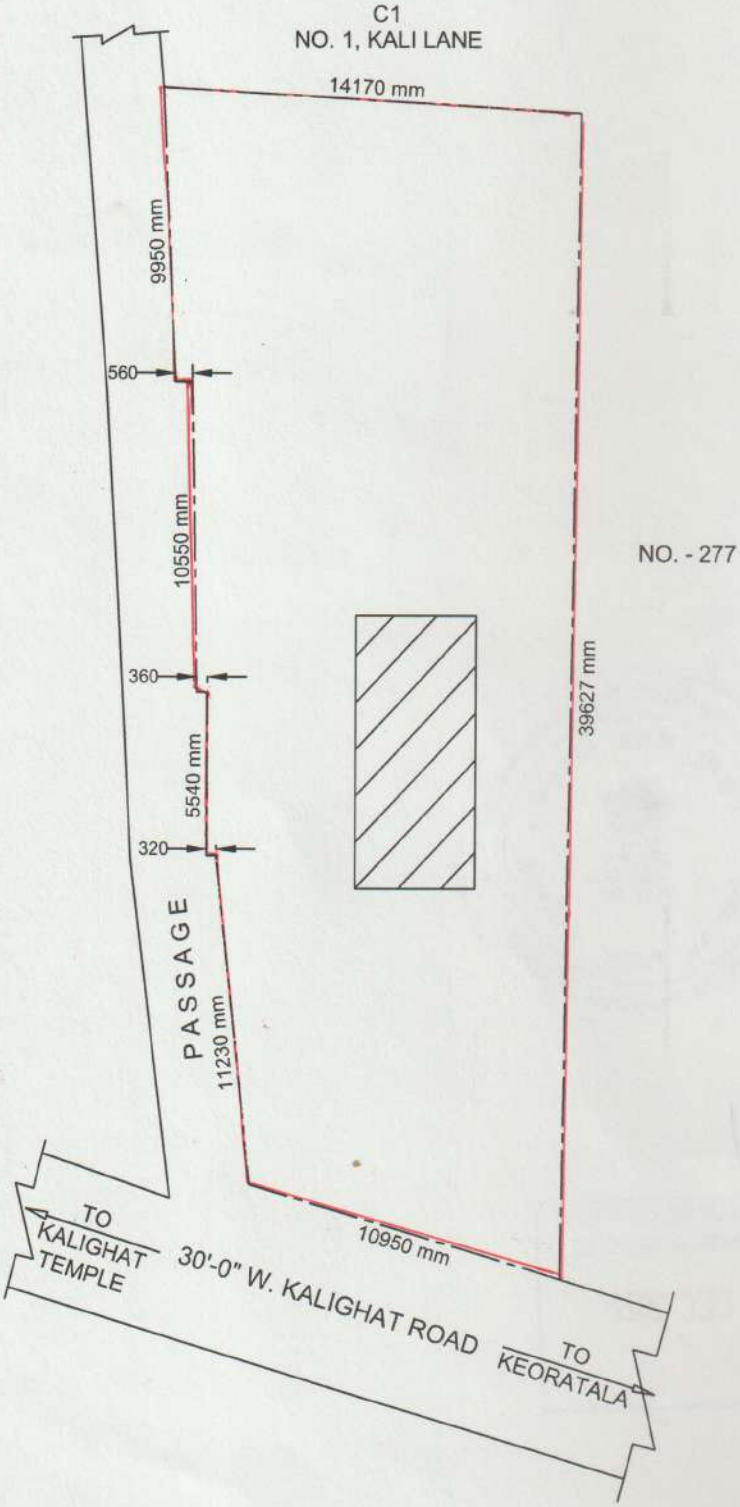
ASSESSEE NO :- 11-083-16-0174-7

TOTAL AREA OF LAND :- 06 k. - 13 ch. - 00 sft. (MORE OR LESS)

AREA OF RT SHED STRUCTURE :- 100 sft. (MORE OR LESS)

MARK - SHOWN IN RED ☐ COLOUR

SCALE - 1 : 100



BKJ PROJECTS
Bratati Lohar
Partner

BKJ PROJECTS
Krishna Kr. Singh
Partner

BKJ PROJECTS
Partner

SIGNATURE OF PURCHASER

SUNLIKE TRADECOM PVT LTD.
Directors/Authorised Signatory

SIGNATURE OF VENDORS

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South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

16 DEC 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

Aloe Shubhashila

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

Prabhati Lohar

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

Krishna Th. Singh

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

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DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

16 DEC 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

						
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
						
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
PHOTO						
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			

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South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

16 DEC 2022

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 18 / 108 / 021762

IDENTITY CARD

পরিচয় পত্র

Elector's Name নির্বাচকের নাম	Pal Ratan পাল রতন
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Lakshman লক্ষ্মণ
Sex লিঙ্গ	M পুং
e as on 1.1.1995 ...১৯৯৫-এ বয়স	29 ২৯

Address

Jadabgarh (Part), Ward 105, Kasba,
South 24 Parganas

ঠিকানা

যাদবগড় (অংশ), ওয়ার্ড ১০৫, কসবা,
দক্ষিণ ২৪ পরগণা

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For 108 -JADAVPUR
Assembly Constituency

১০৮ যাদবপুর
বিধানসভা নির্বাচন ক্ষেত্র

Place Adpore

স্থান আদিপুর

Date

তারিখ

Major Information of the Deed

Deed No :	**I-1603-19640/2022**	**Date of Registration**	**19/12/2022**
Query No / Year	**1603-2003506331/2022**	**Office where deed is registered**	
Query Date	**12/12/2022 8:31:32 PM**	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RATAN PAL 6, Old Post Office Street, 1st Floor,,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8697893055, 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. 3,00,00,000/-		Rs. 3,00,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 15,00,070/- (Article:23)		Rs. 3,00,046/- (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:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalighat Roac Road Zone : (Kali Mandir -- Rest (261 to all odd no.s)) , , Premises No: 275A, , Ward No: 083 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		6 Katha 13 Chatak	2,99,73,000/-	2,99,73,000/-	Width of Approach Road: 30 Ft.,
	Grand Total :				**11.2406Dec**	**299,73,000 /-**	**299,73,000 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	27,000/-	27,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete				
	Total :	**100 sq ft**	**27,000 /-**	**27,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SUNLIKE TRADECOM PRIVATE LIMITED** 1ST FLOOR, ROOM 105, 18, British Indian Street, City:- Kolkata, P.O:- ESPLANADE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 , PAN No.:: AAxxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**BKJ PROJECTS** 51A, SHYAMA PRASAD MUKHERJEE ROAD, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr ALOK JHUNJHUNWALA** Son of Late MAHENDRA JHUNJHUNWALA NANDO MALLICK LANE, 1/B, City:- Kolkata, P.O:- BEADON STREET, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx5H, Aadhaar No: 73xxxxxxxx3945 Status : Representative, Representative of : SUNLIKE TRADECOM PRIVATE LIMITED (as DIRECTOR)
2	**Mrs BRATATI LOHAR** Wife of Late KUNAL LOHAR ATABAGAN, LASKARPUR, B23, City:- , P.O:- LASKARPUR, P.S:-Bansdroni District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1L, Aadhaar No: 70xxxxxxxx9093 Status : Representative, Representative of : BKJ PROJECTS (as PARTNER)
3	**Mr KRISHNA KUMAR SINGH (Presentant)** Son of Late RAM SAGAR SINGH 51A, Shyama Prasad Mukherjee Road, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASxxxxxx9F, Aadhaar No: 87xxxxxxxx2191 Status : Representative, Representative of : BKJ PROJECTS (as PARTNER)
4	**Mr JITENDRA SINGH** Son of Mr RAJDEV SINGH CENTRAL PARK, CENTRAL ENCLAVE, Block/Sector: B, 1-65, City:- , P.O:-BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CGxxxxxx8Q, Aadhaar No: 93xxxxxxxx2027 Status : Representative, Representative of : BKJ PROJECTS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANJIT PAL Son of Late PRAFULLA PAL NELI NAGAR, 4/91, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078			

Identifier Of Mr ALOK JHUNJHUNWALA, Mrs BRATATI LOHAR, Mr KRISHNA KUMAR SINGH, Mr JITENDRA SINGH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUNLIKE TRADECOM PRIVATE LIMITED	BKJ PROJECTS-11.2406 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SUNLIKE TRADECOM PRIVATE LIMITED	BKJ PROJECTS-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160319640 / 2022

On 16-12-2022

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

Presented for registration at 14:20 hrs on 16-12-2022, at the Private residence by Mr KRISHNA KUMAR SINGH ,.

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 3,00,00,000/-

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

Execution is admitted on 16-12-2022 by Mr ALOK JHUNJHUNWALA, DIRECTOR, SUNLIKE TRADECOM PRIVATE LIMITED (Private Limited Company), 1ST FLOOR, ROOM 105, 18, British Indian Street, City:- Kolkata, P.O:- ESPLANADE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069

Indetified by Mr RANJIT PAL, , , Son of Late PRAFULLA PAL, NELI NAGAR, 4/91, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

Execution is admitted on 16-12-2022 by Mrs BRATATI LOHAR, PARTNER, BKJ PROJECTS (Partnership Firm), 51A, SHYAMA PRASAD MUKHERJEE ROAD, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr RANJIT PAL, , , Son of Late PRAFULLA PAL, NELI NAGAR, 4/91, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

Execution is admitted on 16-12-2022 by Mr KRISHNA KUMAR SINGH, PARTNER, BKJ PROJECTS (Partnership Firm), 51A, SHYAMA PRASAD MUKHERJEE ROAD, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr RANJIT PAL, , , Son of Late PRAFULLA PAL, NELI NAGAR, 4/91, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

Execution is admitted on 16-12-2022 by Mr JITENDRA SINGH, PARTNER, BKJ PROJECTS (Partnership Firm), 51A, SHYAMA PRASAD MUKHERJEE ROAD, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr RANJIT PAL, , , Son of Late PRAFULLA PAL, NELI NAGAR, 4/91, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 19-12-2022

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 3,00,046.00/- (A(1) = Rs 3,00,000.00/- ,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 3,00,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/12/2022 12:00AM with Govt. Ref. No: 192022230217620672 on 16-12-2022, Amount Rs: 3,00,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90004534 on 16-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 15,00,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 15,00,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 62499, Amount: Rs.50.00/-, Date of Purchase: 08/12/2022, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/12/2022 12:00AM with Govt. Ref. No: 192022230217620672 on 16-12-2022, Amount Rs: 15,00,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90004534 on 16-12-2022, Head of Account 0030-02-103-003-02

Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 624562 to 624592

being No 160319640 for the year 2022.

Seal of the District Sub-Registrar III, South 24 Parganas, South 24 Parganas

Digitally signed by Debasish Dhar
Date: 2022.12.19 14:23:47 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/12/19 02:23:47 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)