

37 00029/21

I-0019/2021



SP  
1/1/21

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

48AB 754120

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-II  
Alipore, South 24 Parganas

04 JAN 2021

THIS INDENTURE OF CONVEYANCE made this the 01<sup>st</sup> day of January, TWO THOUSAND AND TWENTY ONE.

BETWEEN

15 DEC 2020

15440

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

Name:.....

Address:.....

Vendor:.....

Alipour Collectorate, 24 Pga. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27

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

*Ran Nan Agarwal*



For VINAYAK GARDENS PVT. LTD.

*Ran Nan Agarwal*

Director / Authorised Signatory



04

*Delated the 12/12/20*



05

*Goutam Mukherjee*

(GOUTAM MUKHERJEE)

for Self and Constituted Attorney of  
Smt Sefali Mukherjee and Smt Tumpa Banerjee



06

Identified by me  
Rajeev Agarwal  
No. 61 C.P. Agarwal  
36/1A Colony Road  
Kee - 51000 20  
Sewic



District Sub-Registrar-II  
Alipore, South 24 Parganas

1 JAN 2021

1. **DEBABRATA MUKHERJEE** (PAN AFEPM1809E), (AADHAR NO. 872881141805) son of Late Upendranath Mukhopadhyay, by Occupation-Business, residing at Madhyapara, Akra Krishnanagar, Police Station Maheshtala, Post Office Maheshtala, District South 24 Parganas, PIN 700140
2. **SEFALI MUKHERJEE** (PAN AEXPM1729F, AADHAR NO. 831655323268.), widow of Late Amal Kumar Mukhopadhyay by Occupation- Housewife residing at Mukherjee Para Road, Akra Krishnanagar, Maheshtala, Post office- Maheshtala, Police Station- Maheshtala, Pin 700140 represented by her constituted attorney namely **GOUTAM MUKHERJEE (PAN NO. AEOPM9830J, AADHAR NO. 682349956603)**, son of late Amal Kumar Mukhopadhyay, by Occupation-Business residing at Madhyapara, Akra Krishnanagar, Police Station Maheshtala, Post Office Maheshtala , District South 24 Parganas, PIN 700140 by virtue of a Registered Power of Attorney duly recorded in Book No. IV, CD Volume no. 1602-2020, Page from- 3649 to 3671 Being no. 160200152 for the year 2020 registered at District Sub Registrar- II, South 24 Parganas
3. **GOUTAM MUKHERJEE**, (PAN AEOPM9830J, AADHAR NO. 682349956603, son of late Amal Kumar Mukhopadhyay, by Occupation- Business residing at Madhyapara, Akra Krishnanagar, Police Station Maheshtala, Post Office Maheshtala, District South 24 Parganas, PIN 700140
4. **TUMPA BANERJEE**, (PAN DRYPB8569K, AADHAR NO. 824252907308) wife of Priyatosh Banerjee, by Occupation Housewife, residing at 104/3, Shibpur Road, Howrah Shibpur, Pin- 711102, Police Station- Shibpur,, Post Office- Shibpur, represented by her constituted attorney namely **GOUTAM MUKHERJEE (PAN NO. AEOPM9830J, AADHAR NO. 682349956603)**, son of late Amal Kumar Mukhopadhyay, by Occupation- Business residing at Madhyapara, Akra Krishnanagar, Police Station Maheshtala, Post Office Maheshtala, District South 24 Parganas, PIN 700140 by virtue of a Registered Power of Attorney duly recorded in Book No. IV, CD Volume no. 1602-2020, Page from- 3649 to 3671 Being no. 160200152 for the year 2020 registered at District Sub Registrar- II, South 24 Parganas , hereinafter collectively referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective



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heirs, legal representatives, executors, administrators and assigns) of the **ONE PART**

AND

**VINAYAK GARDENS PRIVATE LIMITED (PAN AACCV2412L)** the Company incorporated under the Companies Act 1956 having its regd. Office at 36/1A, Elgin Road, Kolkata – 700 020 represented by Sri Ram Naresh Agarwal (**PAN NO.** ACYPA1903G), (**ADHAAR NO.** 594889630890), (**MOBILE NO.** 9830040316), son of Late Nand Kishore Agarwal, residing at Flat no. 5B, 135G, S.P.Mukherjee Road, Police Station- Tollygunge, Post Office: Kalighat, Kolkata- 700026, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include successor and/or successors-in-interest and assigns) of the **OTHER PART**

**WHEREAS**

- A) Kamal Kumar Mukhopadhay, Bipinbihari Mukhopadhay, Nirmal Kumar Mukhopadhay, Bimal Kumar Mukhpadhay Parimal Kumar Mukhpadhay, Upendranath Mukhopadhay, Amal Kumar Mukhopadhay, Debabrata Mukhopadhay were the owners of 1392 Decimal equivalent to 42 Bigha 02 Cottah 02 Chitaks 25 Square Feet of land lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala, more fully described in the **Schedule A** hereunder written and herein after referred to as the '**Entire Property**'.
- B) The said Kamal Kumar Mukhopadhay, therein referred to as the First Part, Bipinbihari Mukhopadhay, Nirmal Kumar Mukhopadhay, Bimal Kumar Mukhpadhay Parimal Kumar Mukhpadhay, therein referred to as the Second Part and Upendranath Mukhopadhay, Amal Kumar Mukhopadhay, Debabrata Mukhopadhay, therein referred to as the Third Part executed a Bengali Deed of Partition dated 12<sup>th</sup> November, 1979, registered in the office of Joint Sub Registrar at Behala, recorded in Book No. I, Volume 39, Pages 232 to



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253, Being No. 1982 for the year 1979 in respect of the said "Entire Property"

- C) By virtue of the said Bengali Deed of Partition the said Upendranath Mukhopadhyay, Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay became the owners of 465.89 Decimal equivalent to 14 Bighas 1 Cottah 14 Chittacks 40 Sq. ft which is morefully and particularly mentioned in the Part I of **Schedule B** hereunder herein after referred to as the "Said land"
- D) Prior to the said partition the said Upendra Nath Mukhopadhyay had executed a will on 10<sup>th</sup> July, 1978. Thereafter he died on 8<sup>th</sup> September, 1982. The said will was probated on 16<sup>th</sup> day of July, 1988 from The District Delegate at Alipur vide Probate Case No. 275/1984.
- E) As per the said will, said Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay got bequeath of the entire property of Late Upendra Mukhopadhyay.
- F) The said Amal Kumar Mukhopadhyay died leaving behind him his widow namely Sefali Mukhopadhyay, one son namely Goutam Mukhopadhyay and one daughter namely Tumpa Banerjee as his only legal heirs and representative.
- G) Thus Debabrata Mukhopadhyay, Sefali Mukhopadhyay, Goutam Mukhopadhyay and Tumpa Banerjee became owners of 466 Decimals land, lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala more fully and particularly mentioned in **Part I of Schedule B** and hereinafter referred to as the "**SAID LAND**"
- H) THAT now the Vendors have represented to the PURCHASER that the said Property is free from all encumbrances marketable and they have a good title to the same.
- I) The Vendors have obtained permission and/or necessary NOC from various departments such as Airport Authority of India, Provisional



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Fire NOC and further the Vendors have submitted a draft building plan with the aid and assistance of the PURCHASERS to the sanctioning Authority of Maheshtala Municipality and agrees to grant unto the PURCHASER the absolute right and benefit of the permissions and NOCs and the plan.

- J) The Vendors also assured the PURCHASER herein that they have not stood as guarantor in respect of any third party liability and/ or have given any undertaking in favour of any third party
- K) The Vendors also undertake to sign and execute any further papers and/or documents which the PURCHASER may require for the purpose of carrying out development of the land.
- L) The Vendors have agreed to sell, transfer and convey and the PURCHASER have agreed to purchase **ALL THAT** (i) the undivided Land admeasuring about 6 Decimal *Itkhola* land out of 28 Decimal comprised in R.S/ L.R Dag No. 323 appertaining to R.S Khatian No. 414 corresponding to L.R Khatian No. 911 (ii) the undivided land admeasuring about 5 Decimal *Itkhola* land out of 17 Decimal comprised in R.S/ L.R Dag No. 314/1217 appertaining to R.S Khatian No. 414 corresponding to L.R Khatian No. 400, both (i) and (ii) lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala under Maheshtala Municipality, District South 24 Parganas, Post office and Police Station- Maheshtala out of the "**SAID LAND**" which is morefully and particularly mentioned in **Part II of Schedule B** herein below herein after referred to as the "**Demised Land**", free from all encumbrances, liens, lispens, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the benefit of the permissions and/or NOC and the proposed building plan at and for the consideration of a sum of **Rs. 14,54,118/- (Rupees Fourteen Lakhs Fifty Four Thousand One Hundred Eighteen only)**

**NOW THIS INDENTURE WITNESSETH** that in pursuance to the consideration of the said sum of **Rs. 14,54,118/- (Rupees Fourteen Lakhs Fifty Four**



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**Thousand One Hundred Eighteen only**) paid to the vendors of the lawful money of the Union of India at or before the execution of these presents, the receipt whereof the Vendors doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the PURCHASER and the said land) the Vendors do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the PURCHASER ALL THAT the piece and parcel of land comprising to various R.S/ L.R Dag nos mentioned in the Part II of Schedule- B herein below morefully, and the same is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as "**the said land**") **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all areas sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby sold granted, conveyed, transferred assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the PURCHASER absolutely and forever and the Vendors do and each of them doth hereby covenant with the PURCHASER **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or their respective predecessors-in-title done or executed or knowingly suffered to the contrary the Vendors are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing



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whatsoever as aforesaid the Vendors have now in themselves good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the PURCHASER in manner aforesaid **AND** the PURCHASER shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them the Vendors shall and will from time to time and at all times hereafter at the request and costs of the PURCHASER do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the PURCHASER in manner aforesaid as shall or may be reasonably required.

**SCHEDULE A ABOVE REFERRED TO  
(ENTIRE PROPERTY)**

**ALL THAT** the piece and parcel of land measuring 1392 Decimal equivalent to 42 Bigha 02 Cottah 02 Chitaks 25 Square Feet lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala under Maheshtala Municipality, District South 24 Parganas, Post office and Police Station-Maheshtala as follows:

| Sl. No. | R.S.Khatian | R.S. Dag No. | Area (Dec.) |
|---------|-------------|--------------|-------------|
| 1       | 680         | 315          | 165         |
| 2       | Do          | 315/1505     | 19          |
| 3       | 1008        | 317          | 08          |
| 4       | 1010        | 324          | 20          |



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|    |      |          |  |
|----|------|----------|--|
| 5  | 1137 | 380      | 429  |
| 6  |      | 381      | 64   |
| 7  |      | 380/1506 | 5  |
| 8  | 414  | 323      | 28   |
| 9  | 875  | 314/1217 | 17   |
| 10 |      | 314      | 20   |
| 11 |      | 315/1473 | 44   |
| 12 |      | 314/1503 | 7  |
| 13 |      | 314/1504 | 21   |
| 14 | 487  | 313      | 41   |
| 15 |      | 313/1502 | 14   |
| 16 | 456  | 312      | 178  |
| 17 |      | 312/1501 | 24   |
| 18 | 876  | 312/1474 | 54   |
| 19 |      | 312/1509 | 6  |
| 20 | 270  | 316      | 46   |
| 21 | 121  | 318      | 32   |
| 22 |      | 319      | 24   |
| 23 |      | 320      | 27   |
| 24 |      | 321      | 37   |
| 25 |      | 322      | 14   |
| 26 |      | 312/1157 | 48   |
|    |      |          | <b>1392<br/>(42 BIGHA-<br/>2 COTTAH -2<br/>CHITAKS 25<br/>SQUARE<br/>FOOT)</b> |

**SCHEDULE B ABOVE REFERRED TO  
(SAID LAND)  
(Part I)**

**ALL THAT** Piece and Parcel of land measuring 466 Decimal equivalent to 14 Bighas 01 Cottah 14 Chittacks 40 Square Feet , lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala as follows:



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| R.S<br>KHATIAN<br>NO | R.S DAG<br>NO | LR.<br>KHATIAN<br>NO | L.R DAG<br>NO | NATURE OF<br>LAND | AREA IN<br>DECIMAL to<br>be Purchased |
|----------------------|---------------|----------------------|---------------|-------------------|---------------------------------------|
| 680                  | 315           | 51                   | 315           | ITKHOLA           | 12                                    |
| 680                  | 315           | 51                   | 315           | ITKHOLA           | 12                                    |
| 680                  | 315           | 51                   | 315           | ITKHOLA           | 12                                    |
| 680                  | 315           | 51                   | 315           | ITKHOLA           | 8                                     |
| 680                  | 315           | 400                  | 315           | ITKHOLA           | 4                                     |
| 680                  | 315           | 400                  | 315           | ITKHOLA           | 12                                    |
| 680                  | 315           | 400                  | 315           | ITKHOLA           | 12                                    |
| 680                  | 315           | 400                  | 315           | ITKHOLA           | 12                                    |
| 680                  | 315           | 400                  | 315           | ITKHOLA           | 4                                     |
| 680                  | 315           | 911                  | 315           | ITKHOLA           | 8                                     |
| 680                  | 315           | 911                  | 315           | ITKHOLA           | 12                                    |
| 680                  | 315           | 911                  | 315           | ITKHOLA           | 12                                    |
| 680                  | 315           | 911                  | 315           | ITKHOLA           | 12                                    |
| 680                  | 315/1505      | 51                   | 315/1505      | SIKASTIBHUMI      | 3                                     |
| 680                  | 315/1505      | 400                  | 315/1505      | SIKASTIBHUMI      | 4                                     |
| 680                  | 315/1505      | 911                  | 315/1505      | SIKASTIBHUMI      | 4                                     |
| 1008                 | 317           | 51                   | 317           | ITKHOLA           | 1                                     |
| 1008                 | 317           | 400                  | 317           | ITKHOLA           | 1                                     |
| 1008                 | 317           | 911                  | 317           | ITKHOLA           | 1                                     |
| 1137                 | 380           | 51                   | 380           | ITKHOLA           | 10                                    |
| 1137                 | 380           | 51                   | 380           | ITKHOLA           | 12                                    |
| 1137                 | 380           | 400                  | 380           | ITKHOLA           | 12                                    |
| 1137                 | 380           | 400                  | 380           | ITKHOLA           | 10                                    |
| 1137                 | 380           | 911                  | 380           | ITKHOLA           | 2                                     |
| 1137                 | 380           | 911                  | 380           | ITKHOLA           | 12                                    |
| 1137                 | 380           | 911                  | 380           | ITKHOLA           | 7                                     |
| 414                  | 323           | 51                   | 323           | ITKHOLA           | 5                                     |
| 414                  | 323           | 51                   | 323           | ITKHOLA           | 2                                     |
| 414                  | 323           | 400                  | 323           | ITKHOLA           | 8                                     |
| 414                  | 323           | 911                  | 323           | ITKHOLA           | 2                                     |
| 414                  | 323           | 911                  | 323           | ITKHOLA           | 6                                     |
| 414                  | 314/1217      | 51                   | 314/1217      | ITKHOLA           | 2                                     |
| 414                  | 314/1217      | 400                  | 314/1217      | ITKHOLA           | 2                                     |



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*[Faint signature or stamp]*

|     |          |     |          |         |    |
|-----|----------|-----|----------|---------|----|
| 414 | 314/1217 | 911 | 314/1217 | ITKHOLA | 1  |
| 875 | 314      | 51  | 314      | ITKHOLA | 3  |
| 875 | 314      | 400 | 314      | ITKHOLA | 3  |
| 875 | 314      | 911 | 314      | ITKHOLA | 3  |
| 875 | 315/1473 | 51  | 315/1473 | ITKHOLA | 3  |
| 875 | 315/1473 | 51  | 315/1473 | ITKHOLA | 11 |
| 875 | 315/1473 | 400 | 315/1473 | ITKHOLA | 1  |
| 875 | 315/1473 | 400 | 315/1473 | ITKHOLA | 12 |
| 875 | 315/1473 | 400 | 315/1473 | ITKHOLA | 1  |
| 875 | 315/1473 | 911 | 315/1473 | ITKHOLA | 11 |
| 875 | 315/1473 | 911 | 315/1473 | ITKHOLA | 3  |
| 487 | 313      | 51  | 313      | ITKHOLA | 5  |
| 487 | 313      | 400 | 313      | ITKHOLA | 4  |
| 487 | 313      | 911 | 313      | ITKHOLA | 4  |
| 270 | 316      | 911 | 316      | ITKHOLA | 8  |
| 270 | 316      | 51  | 316      | ITKHOLA | 10 |
| 270 | 316      | 400 | 316      | ITKHOLA | 10 |
| 270 | 316      | 911 | 316      | ITKHOLA | 2  |
| 121 | 318      | 51  | 318      | ITKHOLA | 9  |
| 121 | 318      | 400 | 318      | ITKHOLA | 3  |
| 121 | 318      | 400 | 318      | ITKHOLA | 6  |
| 121 | 318      | 911 | 318      | ITKHOLA | 6  |
| 121 | 318      | 911 | 318      | ITKHOLA | 3  |
| 121 | 319      | 51  | 319      | ITKHOLA | 3  |
| 121 | 319      | 400 | 319      | ITKHOLA | 2  |
| 121 | 319      | 911 | 319      | ITKHOLA | 2  |
| 121 | 320      | 51  | 320      | ITKHOLA | 2  |
| 121 | 320      | 51  | 320      | ITKHOLA | 2  |
| 121 | 320      | 400 | 320      | ITKHOLA | 4  |
| 121 | 320      | 911 | 320      | ITKHOLA | 5  |
| 121 | 321      | 51  | 321      | ITKHOLA | 12 |
| 121 | 321      | 400 | 321      | ITKHOLA | 12 |
| 121 | 321      | 911 | 321      | ITKHOLA | 11 |
| 121 | 322      | 51  | 322      | ITKHOLA | 1  |
| 121 | 322      | 51  | 322      | ITKHOLA | 3  |
| 121 | 322      | 400 | 322      | ITKHOLA | 5  |
| 121 | 322      | 911 | 322      | ITKHOLA | 4  |
| 121 | 322      | 911 | 322      | ITKHOLA | 1  |
| 121 | 312/1157 | 51  | 312/1157 | ITKHOLA | 1  |



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Digitally signed by [Name] DN: cn=[Name], o=[Organization], ou=[Organization], email=[Email]

|      |          |     |          |              |                   |
|------|----------|-----|----------|--------------|-------------------|
| 121  | 312/1157 | 400 | 312/1157 | ITKHOLA      | 0                 |
| 121  | 312/1157 | 911 | 312/1157 | ITKHOLA      | 0                 |
| 1137 | 381      | 51  | 381      | BASTU        | 1                 |
| 1137 | 381      | 400 | 381      | BASTU        | 1                 |
| 1137 | 381      | 911 | 381      | BASTU        | 1                 |
| 1010 | 324      | 51  | 324      | PUKUR        | 7                 |
| 1010 | 324      | 400 | 324      | PUKUR        | 5                 |
| 1010 | 324      | 400 | 324      | PUKUR        | 1                 |
| 1010 | 324      | 911 | 324      | PUKUR        | 7                 |
| 1137 | 380/1506 | 400 | 380/1506 | SIKASTIBHUMI | 1                 |
| 875  | 314/1504 |     |          | SIKASTIBHUMI | 12                |
|      |          |     |          |              | 465.89<br>Decimal |

**Part- II**  
**DEMISED LAND**

**ALL THAT** (i) the undivided Land admeasuring about 6 Decimal *Itkhola* land out of 28 Decimal comprised in R.S/ L.R Dag No. 323 appertaining to R.S Khatian No. 414 corresponding to L.R Khatian No. 911 (ii) the undivided land admeasuring about 5 Decimal *Itkhola* land out of 17 Decimal comprised in R.S/ L.R Dag No. 314/1217 appertaining to R.S Khatian No. 414 corresponding to L.R Khatian No. 400, both (i) and (ii) lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala under Maheshtala Municipality, District South 24 Parganas, Post office and Police Station- Maheshtala in the following manner:

| <b>R.S DAG/<br/>L.R DAG</b> | <b>R.S<br/>KHATIAN</b> | <b>L.R.<br/>KHATIAN</b> | <b>VENDOR'S NAME</b>   | <b>SOLD AREA (IN<br/>DECIMAL)</b> |
|-----------------------------|------------------------|-------------------------|------------------------|-----------------------------------|
| 323                         | 414                    | 911                     | Debabrata<br>Mukherjee | 6.00                              |
| 314/1217                    | 414                    | 51                      | Sefali Mukherjee       | 0.66                              |
| 314/1217                    | 414                    | 51                      | Goutam<br>Mukherjee    | 0.67                              |
| 314/1217                    | 414                    | 51                      | Tumpa Banerjee         | 0.67                              |
| 314/1217                    | 414                    | 400                     | Sefali Mukherjee       | 0.33                              |
| 314/1217                    | 414                    | 400                     | Goutam<br>Mukherjee    | 0.33                              |
| 314/1217                    | 414                    | 400                     | Tumpa Banerjee         | 0.34                              |
| 314/1217                    | 414                    | 400                     | Debabrata<br>Mukherjee | 1.00                              |
| 314/1217                    | 414                    | 911                     | Debabrata<br>Mukherjee | 1.00                              |
|                             |                        |                         |                        | 11.00                             |



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and the dag is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon

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

**SIGNED AND DELIVERED**

**BY THE VENDORS** at Kolkata

in the presence of:

1. *Mamata Mukherjee*

*Sefali Mukherjee*

2. *Soumik Das.*

*Goutam Mukherjee*

(GOUTAM MUKHERJEE)  
for Self and Constituted Attorney of  
Smt Sefali Mukherjee and Smt Tumpa Banerjee

**SIGNED AND DELIVERED**

**BY THE PURCHASER** at Kolkata

in the presence of:

1. *Mamata Mukherjee*

**FOR VINAYAK GARDENS PRIVATE LIMITED**

*Ranjan Aggarwal*

**AUTHORISED SIGNATORY**

2. *Soumik Das.*

Drafted by me: -

(As per instruction)

*Debjyoti Ghosh*

**Advocate**

Sealdah Civil Court

Kolkata- 700014

Enrollment No. : -WB/547/09



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**RECEIVED** of and from the within-named PURCHASER the within-mentioned sum of **Rs. 14,54,118/-** (**Rupees Fourteen Lakhs Fifty Four Thousand One Hundred Eighteen only**) **paid** as follows:-

**MEMO OF CONSIDERATION**

| <u>Date</u> | <u>Cheque No.</u> | <u>Bank</u>         | <u>Amount</u> |
|-------------|-------------------|---------------------|---------------|
| 24/12/20    | 543651            | Punjab & Sindh Bank | 1454118       |

Rs. 14,54,118/- (Rupees Fourteen Lakhs Fifty Four Thousand One Hundred Eighteen only)

**WITNESSES :**

- 1) Manish Mukherjee  
Akra Krishangan  
Mahashilabi  
Kol-700140
- 2) Souvik Das.  
36/1A Elgin Rd  
Kol-20.

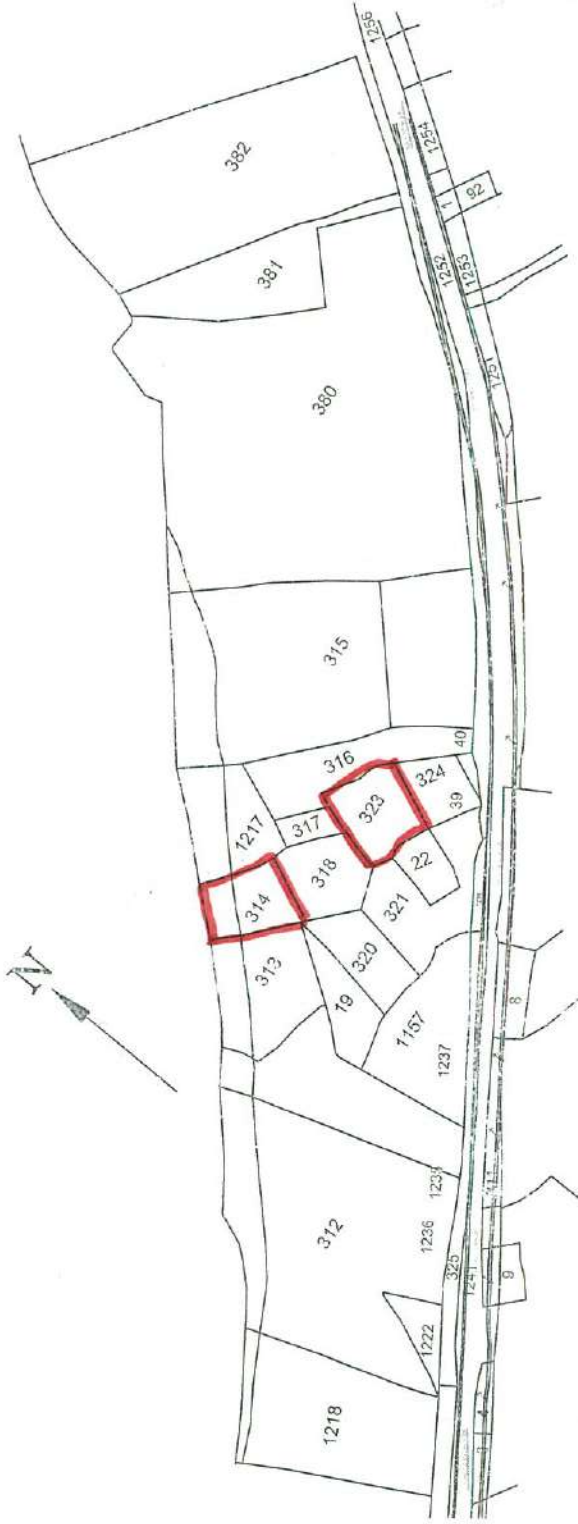
*Smt. Tumpa Banerjee*  
*Goutam Mukherjee*  
(GOUTAM MUKHERJEE)  
for Self and Constituted Attorney of  
Smt Sefali Mukherjee and Smt Tumpa Banerjee  
**VENDORS**



~~District Sub-Registrar-II~~  
Alipore, South 24 Parganas

1 JAN 2021

DEED PLAN OF MOUZA KRISHNA NAGAR JL. NO - 1, WARD NO - 20, MAHESHTALA MUNICIPALITY



Rs. 1L DAG NO

323

PURCHASED AREA

Undivided 6 Satak

PURCHASER

For VINAYAK GARDENS PVT. LTD.  
*[Signature]*

VENDORS

(GOUTAM MUKHERJEE)  
*Goutam Mukherjee for Self and Constituted Attorney of Smt Sefali Mukherjee and Smt Tumpa Banerjee*  
*Debabrata Mukherjee*

314/1217

Undivided 15 Satak

Director/Authorised Signatory

NO. 1234




District Sub-Registrar-II  
Alipore, South 24 Parganas

1 JAN 2021


RECEIVED

SPECIMEN FORM FOR TEN FINGER PRINTS

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

Name..... *Crantom Maphorjei* .....

Signature..... *Crantom Maphorjei* .....

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

Name..... *D. G. S. A. S. R. A. T. A. MURHEA J. C.* .....

Signature..... *Debbati Murhej* .....

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

Name.....

Signature..... *Ran Nan Afay* .....

Distric Sub-Registrar-II  
Alipore, South 24 Parganas  
- 1 JAN 2021





सत्यमेव जयते



आधार

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2017/80219/00949

To  
দেবব্রত মুখার্জী  
Debabrata Mukherjee  
S/O: Upendranath Mukherjee  
madhya para  
Maheshtala (M)  
Akra Krishnanagar  
South 24 Parganas South 24 Parganas  
West Bengal 700140  
9007212158

07/07/2016  
375918880



MA759188804FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8728 8114 1805**

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



দেবব্রত মুখার্জী  
Debabrata Mukherjee  
জন্মতারিখ / DOB : 20/02/1953  
পুরুষ / Male



8728 8114 1805

আমার আধার, আমার পরিচয়

Debabrata Mukherjee

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AFEP M1809E

नाम / Name  
DEBABRATA MUKHERJEE

पिता का नाम / Father's Name  
UPENDRA NATH MUKHERJEE

जन्म की तारीख / Date of Birth  
20/02/1953

हस्ताक्षर / Signature



04082017

Debabrata Mukherjee





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India  
Government of India

চাপসাক্তির আই ডি / Enrollment No. : 1190/30179/26401

To  
Sefali Mukherjee  
শেফালী মুখার্জী  
15/12/2013  
W/O: Amal Mukherjee  
MUKHERJEE PARA ROAD  
AKRA KRISHNANAGAR  
Maheshala (M)  
Akra Krishnanagar, South 24 Parganas  
West Bengal - 700140



KL673751347FT

67375134



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8316 5532 3268**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



শেফালী মুখার্জী  
Sefali Mukherjee  
পিতা : বাক্তি চন্দ্র গঙ্গুলী  
Father : Bakti Chand Ganguly

মাতৃকাল্প/DOB: 22/01/1947  
মহিলা / Female

8316 5532 3268



আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
Government of India

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার  
Unique Identification Authority of India

ঠিকানা: / Address: শেফালী মুখার্জী  
মুখার্জী পাড়া রোড, বাক্তি চন্দ্র গঙ্গুলী  
মহেশলা (এম), অক্রা কৃষ্ণনগর  
দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: W/O: Amal  
Mukherjee, MUKHERJEE  
PARA ROAD, AKRA  
KRISHNANAGAR,  
Maheshala (M), Akra  
Krishnanagar, South 24  
Parganas, West Bengal,  
700140

8316 5532 3268

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Sefali Mukherjee

9836436829

Sefali Mukherjee

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SEFALI MUKHERJEE  
BALAI CHAND GANGULY  
22/01/1947



Permanent Account Number  
AEXPM1729F

Signature  
Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें  
आयकर पैन सेवा यूनिट, UTITSI  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर  
नवी मुंबई-४०० ६१४

Sejali mukherjee

Sejali mukherjee



ভারত সরকার  
Government of India



টুম্পা ব্যানার্জী  
Tumpa Banerjee  
পিতা : অমল মুখার্জী  
Father : Amal Mukherjee

স্মরণিক নং/DOB: 20/09/1973  
স্বাধীনতা / Female



8242 5290 7308

- সাধারণ মানুষের অধিকার

ভারত সরকার  
Government of India

বিশ্বাস: A প্রিয়তম ব্যানার্জী  
A, শিবপুর রোড  
হাওড়া (বঙ্গ. মর্শা কোর্প), শিবপুর, হাওড়া  
পশ্চিম বঙ্গ,

Address: W/O: Priyatosh  
Banerjee, 104/3, SHIBPUR  
ROAD, Haora (M.Corp),  
Howrah, Shibpur, West  
Bengal, 711102

8242 5290 7308

1947  
1000 300 1947

help@cidai.gov.in

www.uidai.gov.in

Tumpa Banerjee

914221

Tumpa Banerjee

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT OF INDIA



Permanent Account Number Card  
 PDRYPB8569K

नाम / Name  
 TUMPA BANERJEE

पिता का नाम / Father's Name  
 AMAL MUKHERJEE

जारी की तिथि / Issue Date  
 20/06/1973

हस्ताक्षर / Signature

In case this card is lost / found, kindly inform / return to  
 Income Tax PAN Service Cell, UTI/CSI  
 Plot No. 3, Sector 11, Chandigarh  
 Nav Mumbai - 400 614

इस कार्ड को खोने/पाने पर कृपया सूचना करें/वापस  
 आयकर सेवा केंद्र, UTI/CSI  
 प्लॉट नं. 3, सेक्टर 11, चण्डीगढ़  
 नवी मुंबई - 400 614

Tumpa Banerjee

Tumpa Banerjee

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

AEOPM9830J



नाम / NAME  
GOUTAM MUKHERJEE

पिता का नाम / FATHER'S NAME  
AMAL KUMAR MUKHERJEE

जन्म तिथि / DATE OF BIRTH  
04-04-1966

हस्ताक्षर / SIGNATURE

*G. Mukherjee*

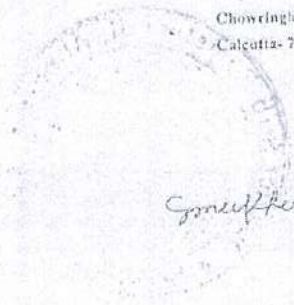
*B. Das*

आयकर अधिकारी, १३-४३

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

यह कार्ड खोये / गिरा जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें (संबंधित आयकर आयुक्त(प्रदाता एवं तकनीकी), पी-७, चौसठवीं बंगलाघर, कलकत्ता - ७०० ०६९।

In case this card is lost/found, kindly inform/return to the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.



*G. Mukherjee*

*G. Mukherjee*

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

AEOPM9830J



नाम / NAME

GOUTAM MUKHERJEE

पिता का नाम / FATHER'S NAME

AMAL KUMAR MUKHERJEE

जन्म तिथि / DATE OF BIRTH

04-04-1966

हस्ताक्षर / SIGNATURE

*Goutam Mukherjee*

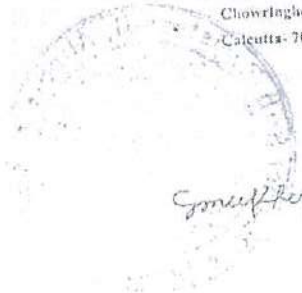
*CB Das*

आयकर आयुक्त, प.३.४-४१

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

यदि कार्ड खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें (संबन्धित आयकर आयुक्त/पदाति एवं तकनीकी)।  
पी-७,  
चौरिंग्ही स्क्वायर,  
कलकत्ता - ७०० ०६९।

In case this card is lost/found, kindly inform/return to the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.



*Goutam Mukherjee*

*Goutam Mukherjee*



For VINAYAK GARDENS PVT. LTD.

*Ranjan Agarwal*

Director/Authorised Signatory

**भारत सरकार**  
**GOVERNMENT OF INDIA**




राम नरेश अग्रवाल  
Ram Naresh Agarwal  
पिता : नन्द किशोर अग्रवाल  
Father : NAND KISHORE AGARWAL  
जन्म-साल / Year of Birth : 1967  
पुरुष / Male




**5948 8963 0890**


**आधार - साधारण मानुषेअ अधिकाअ**


**भारतीय विशुत परिचय-प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**


ठिकाणः  
एक नं. ५बि १३५डि, एस.पि.सुखरुई  
मोड, कालिघाट, कालिघाट,  
कोलकाता, पश्चिमबंग, 700026

Address:  
FNO 5B 135G, S.P.  
MUKHERJEE ROAD,  
KALIGHAT, Kalighat S.O  
Kalighat, Kolkata, West  
Bengal, 700026

  
0347  
1800 101 13-17

  
help@uidai.gov.in

  
www.uidai.gov.in

  
PO, Sect No. 194,  
Bengaluru-560 001

Ram Naresh Agarwal



आयकर विभाग  
INCOME TAX DEPARTMENT  
RAM NARESH AGARWAL  
NAND KISHORE AGARWAL  
03/05/1967  
Permanent Account Number  
ACYPA1903G

भारत सरकार  
GOVT. OF INDIA



22062016

*Ram Naresh Agarwal*  
Signature

*Ram Naresh Agarwal*



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-202021-017976950-1

Payment Mode Online Payment

GRN Date: 24/12/2020 16:01:40

Bank : ICICI Bank

BRN : 56436550

BRN Date: 24/12/2020 16:02:25

DEPOSITOR'S DETAILS

Id No. : 2001739993/4/2020

[Query No./Query Year]

Name : VINAYAK GARDENS PVT LTD

Contact No. : Mobile No. : +91 9674749806

E-mail : souvikdas@srijanrealty.in

Address : 361A ELGIN ROAD KOLKATA 700020

Applicant Name : Ms DARSHANA MAZUMDER

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description                  | Head of A/C        | Amount [ ₹ ] |
|---------|--------------------|--|--------------------|--------------|
| 1       | 2001739993/4/2020  | Property Registration- Stamp duty        | 0030-02-103-003-02 | 95164        |
| 2       | 2001739993/4/2020  | Property Registration- Registration Fees | 0030-03-104-001-16 | 15873        |
| 3       | 2001739993/4/2020  | Mutation/Conversion -Receipt             | 0029-00-800-028-27 | 33000        |

Total

144037

In Words : Rupees One Lakh Forty Four Thousand Thirty Seven only



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 0628/76568/00391

To  
রাজীভ কুমার আগাওআল  
Rajeev Kumar Agarwal  
S/O: Chandhi Prasad Agarwal  
2A 34G SHIB KRISHAN DAW LANE  
PHOOL BAGAN  
Kankurgachi  
Kankurgachi  
Kankurgachi Kolkata  
West Bengal 700054  
9874813705

24/01/2017  
108703076



ME087030768FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5167 4337 1960**

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



রাজীভ কুমার আগাওআল  
Rajeev Kumar Agarwal  
পিতা : Chandhi Prasad Agarwal  
Father : Chandhi Prasad Agarwal  
জন্মতারিখ / DOB : 05/08/1968  
পুরুষ / Male



**5167 4337 1960**

আমার আধার, আমার পরিচয়

Rajeev Kumar






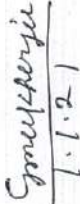
Scanned with CamScanner



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16022001739993/2020



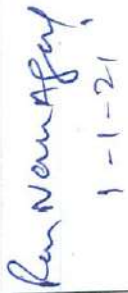






I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant   | Category | Photo   | Finger Print  | Signature with date   |
|--------|---|----------|---|---|---|
| 1      | Mr DEBABRATA MUKHERJEE<br>Madhyapara, Akra<br>Krishnanagar, P.O:-<br>Maheshtala, P.S:-<br>Maheshtala, District:-<br>South 24-Parganas,<br>West Bengal, India, PIN<br>- 700140 | Seller   |    |    | <br>1-1-21   |
| SI No. | Name of the Executant   | Category | Photo   | Finger Print  | Signature with date   |
| 2      | Mr GOUTAM MUKHERJEE<br>Madhyapara, Akra<br>Krishnanagar, P.O:-<br>Maheshtala, P.S:-<br>Maheshtala, District:-<br>South 24-Parganas,<br>West Bengal, India, PIN<br>- 700140    | Seller   |  |  | <br>1.1.21 |

District Sub-Registrar-II  
Alipore, South 24 Parganas  
1 JAN 2021



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

| SI No. | Name of the Executant   | Category   | Photo  | Finger Print  | Signature with date   |
|--------|---|--|--|---|---|
| 3      | Mr Ram Naresh Agarwal<br>135G, S.P.Mukherjee<br>Road, Flat No: 5B, P.O:-<br>Kalighat, P.S:-<br>Tollygunge, District:-<br>South 24-Parganas,<br>West Bengal, India, PIN<br>- 700026  | Represent<br>ative of<br>Buyer<br>[VINAYAK<br>GARDEN<br>S<br>PRIVATE<br>LIMITED ]                |     |     | <br>1-1-21   |
| 4      | Mr GOUTAM<br>MUKHERJEE<br>Madhyapara, Akra<br>Krishnanagar, P.O:-<br>Maheshtala, P.S:-<br>Maheshtala, District:-<br>South 24-Parganas,<br>West Bengal, India, PIN<br>- 700140   | Attorney<br>of Seller<br>[Mrs<br>SEFALI<br>MUKHER<br>JEE]<br>[Mrs<br>TUMPA<br>BANERJE<br>E]      |     |    | <br>1-1-21   |
| SI No. | Name and Address of identifier  | Identifier of  | Photo  | Finger Print  | Signature with date   |
| 1      | Mr Rajeev Kumar<br>Agarwal<br>Son of Mr Chandi<br>Prasad Agarwal<br>Elgin Road(Lala<br>Lajpat Rai Sarani),<br>P.O:- Lala Lajpat Rai<br>Sarani, P.S:-<br>Bhawanipore,<br>District:-South 24-<br>Parganas, West<br>Bengal, India, PIN -<br>700020 | Mr DEBABRATA MUKHERJEE,<br>Mr GOUTAM MUKHERJEE, Mr<br>Ram Naresh Agarwal, Mr<br>GOUTAM MUKHERJEE |  |  | <br>1-1-21 |

(Samar Kumar Pramanick)

DISTRICT SUB-  
REGISTRAR

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

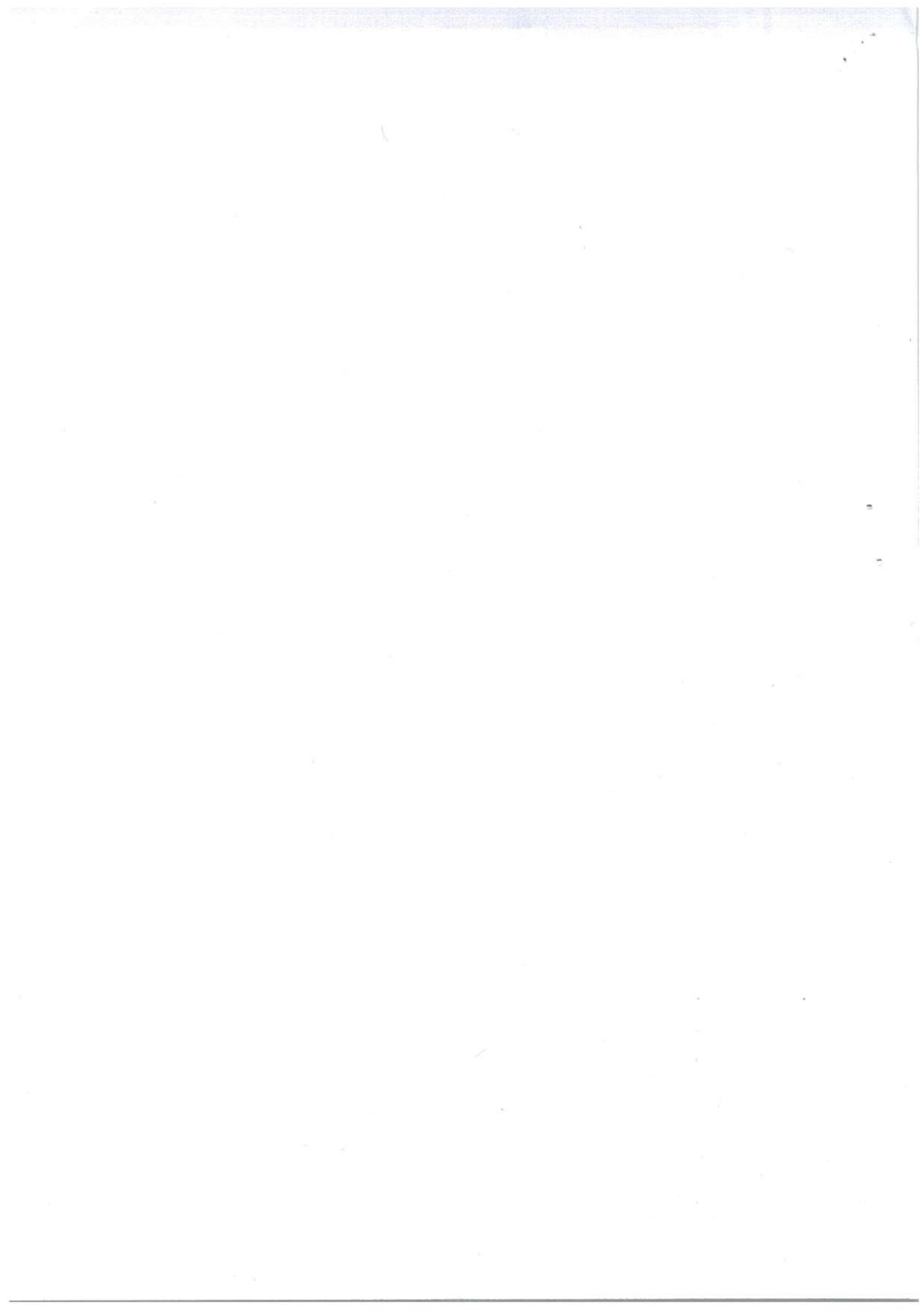
1 JAN 2021

Distric Sub-Registrar-II  
Alipore, South 24 Parganas



South 24-Parganas, West  
Bengal





37

20



Government of West Bengal  
Directorate of Registration & Stamp Revenue

FORM-1564

## Miscellaneous Receipt

|  |   |                     |            |
|--|---|---------------------|------------|
| Visit Commission Case No / Year        | 1602001893/2020   | Date of Application | 29/12/2020 |
| Query No / Year                        | 16022001739993/2020   |                     |            |
| Transaction                            | [0101] Sale, Sale Document                                  |                     |            |
| Applicant Name of QueryNo              | Ms DARSHANA MAZUMDER  |                     |            |
| Stampduty Payable                      | Rs.95,174/-   |                     |            |
| Registration Fees Payable              | Rs.15,873/-   |                     |            |
| Applicant Name of the Visit Commission | Mr D GHOSH  |                     |            |
| Applicant Address                      | ALIPORE   |                     |            |
| Place of Commission                    | 36/1A E RD KOL-20   |                     |            |
| Expected Date and Time of Commission   | 30/12/2020 1:00 AM  |                     |            |
| Fee Details                            | J1: 250/-, J2: 150/-, PTA-J(2): 0/-, Total Fees Paid: 400/- |                     |            |
| Remarks                                |   |                     |            |



## Major Information of the Deed

|   |  |                                 |            |
|---|--|---------------------------------|------------|
| Deed No :                               | I-1602-00019/2021  | Date of Registration            | 04/01/2021 |
| Query No / Year                         | 1602-2001739993/2020   | Office where deed is registered |            |
| Query Date                              | 22/12/2020 3:14:23 AM  | 1602-2001739993/2020            |            |
| Applicant Name, Address & Other Details | DARSHANA MAZUMDER<br>27 G Hazra Bagan Lane, Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 700015,<br>Mobile No. : 6291915017, 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. 14,54,118/-                         | Rs. 15,85,905/-  |                                 |            |
| Stampduty Paid(SD)                      | Registration Fee Paid  |                                 |            |
| Rs. 95,174/- (Article:23)               | Rs. 15,905/- (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:- Maheshtala, Municipality: MAHESHTALA, Road: Gangabandh Road, Mouza: Krishnanagar, , Ward No: 20 JI No: 1, Pin Code : 700140

| Sch No               | Plot Number         | Khatian Number | Land Proposed | Use ROR  | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                  |
|----------------------|---------------------|----------------|---------------|----------|--------------|-------------------------|-----------------------|--------------------------------|
| L1                   | LR-323 (RS :-)      | LR-911         | Bastu         | It Khola | 6 Dec        | 7,93,155/-              | 8,63,634/-            | Width of Approach Road: 2 Ft., |
| L2                   | LR-314/1217 (RS :-) | LR-51          | Bastu         | It Khola | 0.66 Dec     | 87,247/-                | 95,000/-              | Width of Approach Road: 2 Ft., |
| L3                   | LR-314/1217 (RS :-) | LR-51          | Bastu         | It Khola | 0.67 Dec     | 88,569/-                | 96,439/-              | Width of Approach Road: 2 Ft., |
| L4                   | LR-314/1217 (RS :-) | LR-400         | Bastu         | It Khola | 0.67 Dec     | 88,569/-                | 96,439/-              | Width of Approach Road: 2 Ft., |
| L5                   | LR-314/1217 (RS :-) | LR-400         | Bastu         | It Khola | 0.33 Dec     | 43,624/-                | 47,500/-              | Width of Approach Road: 2 Ft., |
| L6                   | LR-314/1217 (RS :-) | LR-400         | Bastu         | It Khola | 0.34 Dec     | 44,945/-                | 51,515/-              | Property is on Road            |
| L7                   | LR-314/1217 (RS :-) | LR-400         | Bastu         | It Khola | 1 Dec        | 1,32,193/-              | 1,43,939/-            | Width of Approach Road: 2 Ft., |
| L8                   | LR-314/1217 (RS :-) | LR-911         | Bastu         | It Khola | 1 Dec        | 1,32,193/-              | 1,43,939/-            | Width of Approach Road: 2 Ft., |
| L9                   | LR-314/1217 (RS :-) | LR-400         | Bastu         | It Khola | 0.33 Dec     | 43,623/-                | 47,500/-              | Width of Approach Road: 2 Ft., |
| <b>TOTAL :</b>       |                     |                |               |          | <b>11Dec</b> | <b>14,54,118 /-</b>     | <b>15,85,905 /-</b>   |                                |
| <b>Grand Total :</b> |                     |                |               |          | <b>11Dec</b> | <b>14,54,118 /-</b>     | <b>15,85,905 /-</b>   |                                |



**Seller Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Mr DEBABRATA MUKHERJEE</b><br>Son of Late Upendranath Mukhopadhyay Madhyapara, Akra Krishnanagar, P.O:- Maheshtala, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9E, Aadhaar No: 87xxxxxxxx1805, Status :Individual, Executed by: Self, Date of Execution: 01/01/2021<br>, Admitted by: Self, Date of Admission: 01/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/01/2021<br>, Admitted by: Self, Date of Admission: 01/01/2021 ,Place : Pvt. Residence |
| 2     | <b>Mrs SEFALI MUKHERJEE</b><br>Wife of Late Amal Kumar Mukhopadhyay Mukherjee Para Road, Akra Krishnagar, Maheshtala, P.O:- Maheshtala, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx9F, Aadhaar No: 83xxxxxxxx3268, Status :Individual, Executed by: Attorney, Executed by: Attorney  |
| 3     | <b>Mr GOUTAM MUKHERJEE</b><br>Son of Late Amal Kumar Mukhopadhyay Madhyapara, Akra Krishnanagar, P.O:- Maheshtala, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx0J, Aadhaar No: 68xxxxxxxx6603, Status :Individual, Executed by: Self, Date of Execution: 01/01/2021<br>, Admitted by: Self, Date of Admission: 01/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/01/2021<br>, Admitted by: Self, Date of Admission: 01/01/2021 ,Place : Pvt. Residence     |
| 4     | <b>Mrs TUMPA BANERJEE</b><br>Wife of Mr Priyatosh BANERJEE 104/3, Shibpur Road, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DRxxxxxx9K, Aadhaar No: 82xxxxxxxx7308, Status :Individual, Executed by: Attorney, Executed by: Attorney   |

**Buyer Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>VINAYAK GARDENS PRIVATE LIMITED</b><br>36/1A, Elgin Road, Elgin Road(Lala Lajpat Rai Sarani), P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Attorney Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Mr GOUTAM MUKHERJEE</b><br>Son of Late Amal Kumar Mukhopadhyay Madhyapara, Akra Krishnanagar, P.O:- Maheshtala, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0J, Aadhaar No: 68xxxxxxxx6603<br>Status : Attorney, Attorney of : Mrs SEFALI MUKHERJEE, Mrs TUMPA BANERJEE |



**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Mr Ram Naresh Agarwal (Presentant )</b><br>Son of Late Nand Kishore Agarwal 135G, S.P.Mukherjee Road, Flat No: 5B, 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.:: ACxxxxxx3G, Aadhaar No: 59xxxxxxxx0890 Status : Representative, Representative of : VINAYAK GARDENS PRIVATE LIMITED (as AUTHORISED SIGNATORY) |

**Identifier Details :**

| Name   | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| <b>Mr Rajeev Kumar Agarwal</b><br>Son of Mr Chandi Prasad Agarwal<br>Elgin Road(Lala Lajpat Rai Sarani), P.O:-<br>Lala Lajpat Rai Sarani, P.S:-<br>Bhawanipore, District:-South 24-<br>Parganas, West Bengal, India, PIN -<br>700020 |       |              |           |
| Identifier Of Mr DEBABRATA MUKHERJEE, Mr GOUTAM MUKHERJEE, Mr Ram Naresh Agarwal, Mr GOUTAM MUKHERJEE  |       |              |           |





| Transfer of property for L1 |                           |  |
|-----------------------------|---------------------------|--|
| SI.No                       | From                      | To. with area (Name-Area)                |
| 1                           | Mr DEBABRATA<br>MUKHERJEE | VINAYAK GARDENS PRIVATE LIMITED-6 Dec    |
| Transfer of property for L2 |                           |  |
| SI.No                       | From                      | To. with area (Name-Area)                |
| 1                           | Mrs SEFALI<br>MUKHERJEE   | VINAYAK GARDENS PRIVATE LIMITED-0.66 Dec |
| Transfer of property for L3 |                           |  |
| SI.No                       | From                      | To. with area (Name-Area)                |
| 1                           | Mr GOUTAM<br>MUKHERJEE    | VINAYAK GARDENS PRIVATE LIMITED-0.67 Dec |
| Transfer of property for L4 |                           |  |
| SI.No                       | From                      | To. with area (Name-Area)                |
| 1                           | Mrs TUMPA BANERJEE        | VINAYAK GARDENS PRIVATE LIMITED-0.67 Dec |
| Transfer of property for L5 |                           |  |
| SI.No                       | From                      | To. with area (Name-Area)                |
| 1                           | Mr GOUTAM<br>MUKHERJEE    | VINAYAK GARDENS PRIVATE LIMITED-0.33 Dec |
| Transfer of property for L6 |                           |  |
| SI.No                       | From                      | To. with area (Name-Area)                |
| 1                           | Mrs TUMPA BANERJEE        | VINAYAK GARDENS PRIVATE LIMITED-0.34 Dec |
| Transfer of property for L7 |                           |  |
| SI.No                       | From                      | To. with area (Name-Area)                |
| 1                           | Mr DEBABRATA<br>MUKHERJEE | VINAYAK GARDENS PRIVATE LIMITED-1 Dec    |
| Transfer of property for L8 |                           |  |
| SI.No                       | From                      | To. with area (Name-Area)                |
| 1                           | Mr DEBABRATA<br>MUKHERJEE | VINAYAK GARDENS PRIVATE LIMITED-1 Dec    |
| Transfer of property for L9 |                           |  |
| SI.No                       | From                      | To. with area (Name-Area)                |
| 1                           | Mrs SEFALI<br>MUKHERJEE   | VINAYAK GARDENS PRIVATE LIMITED-0.33 Dec |

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Gangabandh Road, Mouza: Krishnanagar, , Ward No: 20 JI No: 1, Pin Code : 700140

| Sch No | Plot & Khatian Number                 | Details Of Land   | Owner name in English as selected by Applicant     |
|--------|---------------------------------------|---|--|
| L1     | LR Plot No:- 323, LR Khatian No:- 911 | Owner:দেবরত মুখোপাধ্যায়, Gurdian:উপেন্দ্র , Address:বিজ , Classification:ইটখোলা, Area:0.08000000 Acre, | Seller is not the recorded Owner as per Applicant. |



|    |  |   |  |
|----|--|---|--|
| L2 | LR Plot No:- 314/1217, LR Khatian No:- 51  | Owner:अमल कुमार मुखोपाध्याय, Gurdian:উপেন্দ্র , Address:লিজ , Classification:ইটখোলা, Area:0.02000000 Acre,  | Seller is not the recorded Owner as per Applicant. |
| L3 | LR Plot No:- 314/1217, LR Khatian No:- 51  | Owner:अमल कुमार मुखोपाध्याय, Gurdian:উপেন্দ্র , Address:লিজ , Classification:ইটখোলা, Area:0.02000000 Acre,  | Seller is not the recorded Owner as per Applicant. |
| L4 | LR Plot No:- 314/1217, LR Khatian No:- 400 | Owner:উপেন্দ্র নাথ मुखोपाध्याय, Gurdian:बदुनाथ , Address:লিজ , Classification:ইটখোলা, Area:0.02000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L5 | LR Plot No:- 314/1217, LR Khatian No:- 400 | Owner:উপেন্দ্র নাথ मुखोपाध्याय, Gurdian:बदुनाथ , Address:লিজ , Classification:ইটখোলা, Area:0.02000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L6 | LR Plot No:- 314/1217, LR Khatian No:- 400 | Owner:উপেন্দ্র নাথ मुखोपाध्याय, Gurdian:बदुनाथ , Address:লিজ , Classification:ইটখোলা, Area:0.02000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L7 | LR Plot No:- 314/1217, LR Khatian No:- 400 | Owner:উপেন্দ্র নাথ मुखोपाध्याय, Gurdian:बदुनाथ , Address:লিজ , Classification:ইটখোলা, Area:0.02000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L8 | LR Plot No:- 314/1217, LR Khatian No:- 911 | Owner:देवब्रत मुखोपाध्याय, Gurdian:উপেন্দ্র , Address:লিজ , Classification:ইটখোলা, Area:0.01000000 Acre,    | Seller is not the recorded Owner as per Applicant. |
| L9 | LR Plot No:- 314/1217, LR Khatian No:- 400 | Owner:উপেন্দ্র নাথ मुखोपाध्याय, Gurdian:बदुनाथ , Address:লিজ , Classification:ইটখোলা, Area:0.02000000 Acre, | Seller is not the recorded Owner as per Applicant. |



On 22-12-2020

**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 15,85,905/-



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

On 01-01-2021

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

Presented for registration at 15:14 hrs on 01-01-2021, at the Private residence by Mr Ram Naresh Agarwal ,

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

Execution is admitted on 01/01/2021 by 1. Mr DEBABRATA MUKHERJEE, Son of Late Upendranath Mukhopadhyay, Madhyapara, Akra Krishnanagar, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Business, 2. Mr GOUTAM MUKHERJEE, Son of Late Amal Kumar Mukhopadhyay, Madhyapara, Akra Krishnanagar, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Business

Indetified by Mr Rajeev Kumar Agarwal, , Son of Mr Chandhi Prasad Agarwal, Road: Elgin Road(Lala Lajpat Rai Sarani), , P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

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

Execution is admitted on 01-01-2021 by Mr Ram Naresh Agarwal, AUTHORISED SIGNATORY, VINAYAK GARDENS PRIVATE LIMITED (Private Limited Company), 36/1A, Elgin Road, Elgin Road(Lala Lajpat Rai Sarani), P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr Rajeev Kumar Agarwal, , Son of Mr Chandhi Prasad Agarwal, Road: Elgin Road(Lala Lajpat Rai Sarani), , P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

**Executed by Attorney**

Execution by Mr GOUTAM MUKHERJEE, , Son of Late Amal Kumar Mukhopadhyay, Madhyapara, Akra Krishnanagar, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by profession Business as the constituted attorney of 1. Mrs SEFALI MUKHERJEE Mukherjee Para Road, Akra Krishnanagar, Maheshtala, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, 2. Mrs TUMPA BANERJEE 104/3, Shibpur Road, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102 is admitted by him

Indetified by Mr Rajeev Kumar Agarwal, , Son of Mr Chandhi Prasad Agarwal, Road: Elgin Road(Lala Lajpat Rai Sarani), , P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service



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



On 04-01-2021

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 15,905/- ( A(1) = Rs 15,859/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 15,873/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/12/2020 4:02PM with Govt. Ref. No: 192020210179769501 on 24-12-2020, Amount Rs: 15,873/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 56436550 on 24-12-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 95,174/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 95,164/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15440, Amount: Rs.10/-, Date of Purchase: 15/12/2020, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/12/2020 4:02PM with Govt. Ref. No: 192020210179769501 on 24-12-2020, Amount Rs: 95,164/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 56436550 on 24-12-2020, Head of Account 0030-02-103-003-02

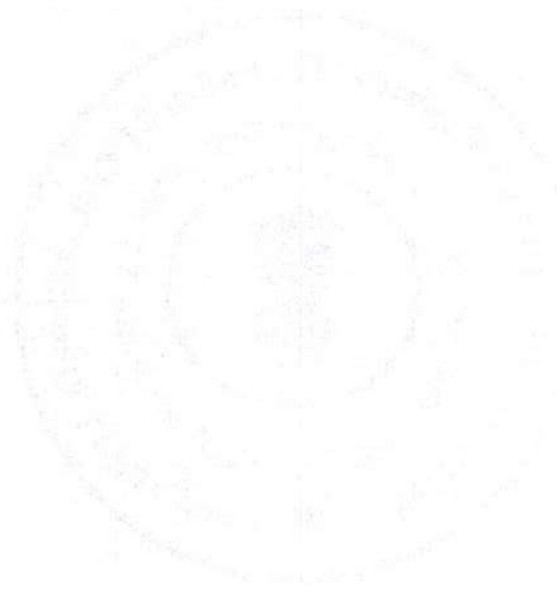


**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. -II SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**





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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 20629 to 20669

being No 160200019 for the year 2021.



*Samar Kumar Pramanick*

Digitally signed by SAMAR KUMAR PRAMANICK  
Date: 2021.01.15 18:51:34 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/01/15 06:51:34 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)