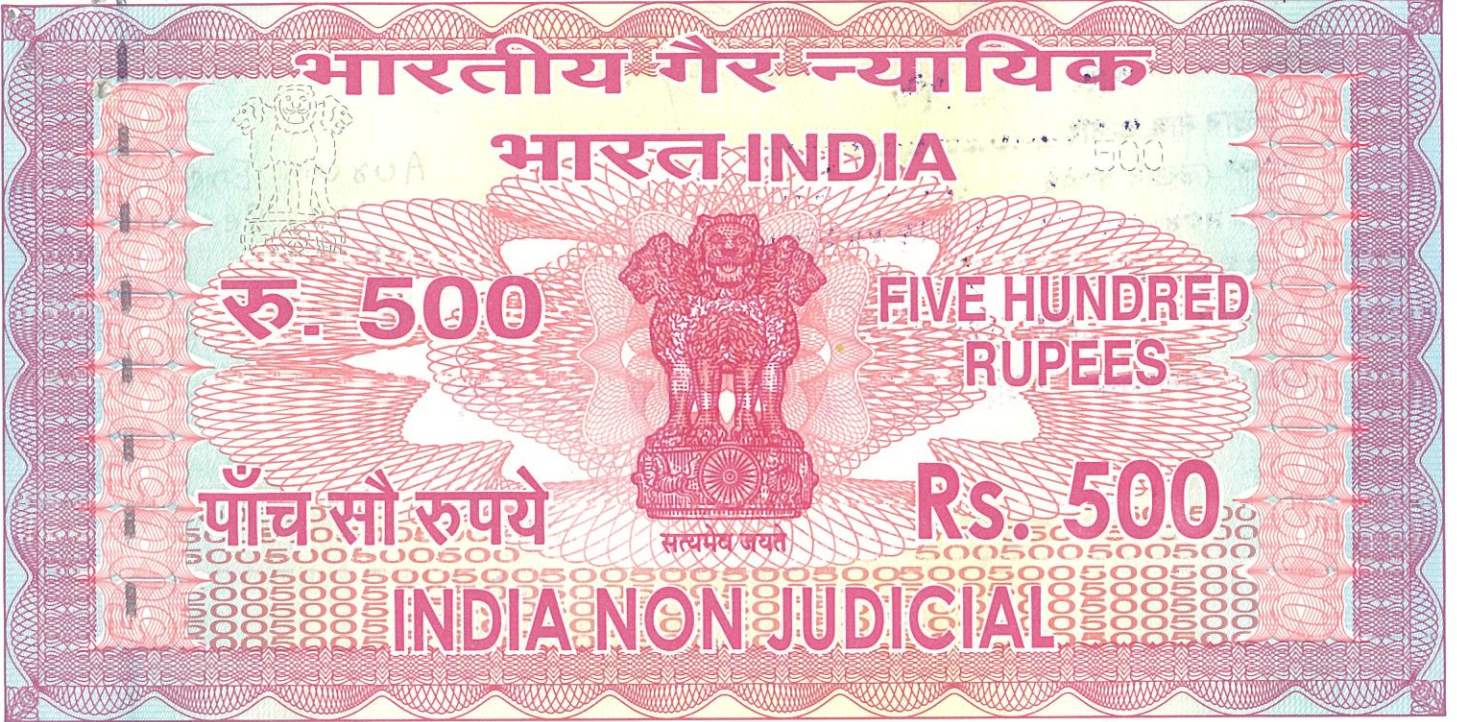


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30/7/21

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2/1197540/21

L 780005

Certified that the document is admitted to registration. The signature sheet / sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.

*[Handwritten Signature]*

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.  
30 JUL 2021

**DEED OF CONVEYANCE**

THIS INDENTURE IS MADE ON THIS THE 30th DAY OF July  
TWO THOUSAND AND TWENTY ONE OF THE CHRISTIAN ERA;

BETWEEN

347

05-7-2021

৫০০/-

নং-

তারিখ

মূল্য

ক্রেতার নাম ও সাং

স্ট্যাম্প ভেড়াব স্বাক্ষর

বিধান নগর (সল্টলেক সিটি) এ ডি এস আর ও

মোট স্ট্যাম্প ক্রয় তাং

ঢালান নং মোট কত টাকা খরিদ

ট্রেজারী-বারাকপুর, ভেড়ার-মিতা দত্ত

Axum Enclave LLP  
AD-169, Sector-I,  
Salt Lake city,  
Kolkata 64

30 APR 2021

660000



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pes.

30 JUL 2021

**MRS. ANAMIKA ISHANI UPADHYAY** allas **ANAMIKA ISHANI UPADHYAY (TIWARI)** (having **PAN – ABMPU8863G & AADHAAR NO. 9671 9896 7813**) wife of Major. Ashok Tiwari, by Nationality Indian, by faith Hindu, by Occupation: Service, residing at TG 3/39, Tegharia Lichu Bagan, P.O. Hatiara, P.S. Baguiati, Kolkata- 700 157, District: North 24 Parganas, hereinafter called the **OWNER-VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal successors, executors, administrators, representatives, nominees and assigns) of the **FIRST PART**;

**A N D**

**AURUM ENCLAVE LLP** (having **PAN: ABUFA4612K**) registered LLP Partnership Firm within the meaning of the Limited Liability Partnership Act, 2008, represented by its designated Partner **SRI SANJAY GUPTA** (having **PAN: ADRPG6327Q** and **Aadhaar No. 7089 5093 7284**) son of Sri Gopal Prasad Gupta, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, having its principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700064, hereinafter called and referred to as the '**PURCHASER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include all its Partners and respective Successor or Successor-In-office, Administrators and Assigns) of the **SECOND PART**;

**WHEREAS THE VENDOR HAS REPRESENTED TO THE PURCHASER THAT:**

A. By a registered Deed of Conveyance dated 25.05.1988 duly registered at the Office of the A.D.S.R Bidhannagar, and recorded in Book No. 1, Volume No. 85, Pages 267 to 280, Being No. 4191 for the year 1988, Sri Aurobindo Ghosh son of Late Bijoy Krishna Ghosh of village Sulanguri, therein referred to as the vendor at the consideration mentioned therein sold, transferred and conveyed a piece or parcel of Shali land measuring about 3 Cottah, 14 Chitacak, 15 Sq.ft. little more or less comprised in part of C.S. Dag No. 517 corresponding to

Continue.....



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

30 JUL 2021

R.S/L.R. Dag No. 553, under and part of C.S. Khatian No. 74, R.S. Khatian No. 207 being part of R S Khatian No. 104, Khanda Khatian No. 217, alongwith common easement, rights in 12' wide common passage abutting the said plot of Sali land and all the rights and properties in connection thereto, lying and situated at Mauza Sulanguri, J.L. No. 22, R.S. No. 196, Toujl No. 178, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, morefully described in the Schedule be therein unto and in favour of Mr. Arun Kumar Khirwal son of Late Bal Kishan Khirwal therein called and referred to as the Purchaser free from all sorts of encumbrances whatsoever;

B. Since after the aforesaid purchase by dint of the said registered Deed of Conveyance dated 25.05.1988, Being No. 4191/1988, the said Arun Kumar Khirwal thus became absolute owner of the said Sali Land measuring 3 Cottah, 14 Chitacak, 15 Sq.ft. be the same a little more or less comprised in part of R.S/L.R. Dag No. 553 under R.S. Khatian No. 207 being part of R.S. Khatian No. 104, Khanda Khatian No. 217, lying and situated at Mouza Sulanguri, Police Station: Rajarhat at present New Town, District: North 24 Parganas, and subsequently the said Arun Kumar Khirwal recorded his name in the land settlement record of West Bengal Government under L.R Khatian No. 1025, in respect of his amongst other plot of land, the said Sali Land morefully described in the First Schedule written hereunder hereinafter for the sake of brevity collectively referred to as the **"SAID LAND"/"SAID PROPERTY"** and the said Arun Kumar Khirwal had been fully seized and possessed thereof and or well and sufficiently entitle to the 'Said Land' as the Rayoti Owner under the State Government without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all sorts of encumbrances whatsoever;

C. By a registered Deed of Conveyance dated 29.04.2015 duly registered at the Office of the A.D.S.R Rajarhat, and recorded in Book No. 1, CD Volume No. 10, Pages 4081 to 4098, Being No. 05208 for the year 2015, the said Sri. Arun Kumar Khirwal therein referred to as the vendor at the consideration mentioned therein sold, transferred and conveyed the said piece or parcel of Shali land

Continue.....



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

30 JUL 2021

measuring 3 Cottah, 14 Chitacak, 15 Sq.ft. little more or less comprised in part of R.S/L.R. Dag No. 553 under L.R. Khatian 1025, and all the rights, properties, benefits, easements, appendages and appurtenance whatsoever in connection to the said plot of Sali land and all the rights and properties in connection thereto, lying and situated at Mauza Sulanguri, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, unto and in favour of Mrs. Anamika Ishani Upadhyay (Tiwari), the Vendor herein therein called and referred to as the Purchaser free from all sorts of encumbrances whatsoever;

D. Since after the aforesaid purchase by dint of the said registered Deed of Conveyance dated 25.05.1988, Being No. 05208/2015, the said Anamika Ishani Upadhyay (Tiwari) the Vendor herein has thus become absolute owner of the said Sali Land measuring 3 Cottah, 14 Chitacak, 15 Sq.ft. be the same a little more or less comprised in part of R.S/L.R. Dag No. 553 under L.R. Khatian 1025, lying and situated at Mouza Sulanguri, Police Station: Rajarhat at present New Town, District: North 24 Parganas, and subsequently the Vendor has recorded her name in the land settlement record of West Bengal Government under L.R Khatian No. 2440, In respect of her said Sali land morefully described in the First Schedule written hereunder hereinafter for the sake of brevity collectively referred to as the **"SAID LAND"/"SAID PROPERTY"** and the First party herein is/are seized and possessed thereof and or well and sufficiently entitle to the 'Said Land' as the Rayoti Owner under the State Government without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all sorts of encumbrances whatsoever;

The Vendor herein is seized and possessed of and or well and sufficiently entitle to the Said property under the Schedule hereto as the absolute Rayoti Owner thereof under the State Government without being interrupted and or obstructed by or from any person whomsoever and or of and from any corner whatever and has a clear marketable title on and over the Said Property and every part or portion thereof free from any claim, demand, charge, mortgage, attachment, lien,

Continue.....



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

30 JUL 2021



lispendenses acquisition and or requisition and also free from any other sorts of encumbrances whatsoever; AND the Vendor herein has never dealt with the Said Property and or any portion thereof In any such manner so that the Vendor is or may be restrained to deal with the said plot of land or the Said Property hereunder the Schedule in any way at his own choice and absolute discretion, AND in other way the Vendor herein is freely and absolutely entitled to deal with her 'Said Land / Said Property' or any portion thereof under the Schedule hereto as she deem fit and proper;

AND WHEREAS the Vendor has for her personal necessities decided to sell her 'Said Property' measuring 3 Cottah, 14 Chitacak, 15 Sq.ft. be the same a little more or less comprised in part of R S/I R Dag No 553 under I R Khatlan No 1025, at present recorded under L.R. Khatlan No. 2440, lying and situated at Mauza Sulangani, J.L. No. 22, Fouzi No. 1/8, Police Station- Rajarhat now New Town P.S., District: North 24 Parganas, **morefully and particularly described in the Schedule hereunder written** free from all encumbrances of whatsoever nature to some prospective buyer or buyers intending to purchase the same and the purchaser having knowledge of the same and relying on the above representations made by the Vendor to be true, being interested to purchase the said demarcated Plot of Land described in the Schedule hereto written (hereinafter for the sake of brevity referred to as the "Said Land"/"Said Property") approached and offered the Vendor a sum of **Rs. 17,92,100/- (Rupees Seventeen Lakh Ninety Two Thousand One Hundred)** only as a whole or lump-sum price for the 'Said Property' described in the Schedule hereunder written which offer has been accepted by the Vendor.

AND WHEREAS the Vendor herein has agreed to sell and the purchaser herein has agreed to purchase the 'Said Property' described In the Schedule written hereunder absolutely with all easement rights and other facilities connected thereto free from all encumbrances whatsoever at or for the total consideration price of **Rs. 17,92,100/- (Rupees Seventeen Lakh Ninety Two Thousand One Hundred)** only;

Continue.....



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

30 JUL 2021

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of **Rs. 17,92,100/- (Rupees Seventeen Lakh Ninety Two Thousand One Hundred)** only paid to the Vendor by the Purchaser as per memo below on/or before execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof hereby acquit, release and forever discharge the said purchaser as well as the said property **(particularly described in the schedule hereunder written)**, the Vendor as beneficial owner hereby sell, grant, transfer, convey, assure and assign unto the purchaser free from all encumbrances, attachments, charges, liens, lispendens, acquisitions and or requisitions ALL THAT piece and parcel of the 'Said Land' described in the Schedule hereunder and all rights and properties, easements and appurtenances whatsoever belonging and in connection to the Said Property as particularly mentioned and described in the Schedule hereunder written TO HAVE AND TO HOLD the 'Said Property' and all its appurtenances hereby granted, conveyed, transferred, assigned and assured or expressed and intended so to be and every part thereof unto and to the use of the purchaser herein absolutely and forever free from all encumbrances, charges, liens, etc. whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession; and

**THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER:-**

1 THAT notwithstanding any acts, deed, matter or things whatsoever by the Vendor has at all material time heretofore and is fully and absolutely seized and possessed thereof and or well and sufficiently entitled to the 'Said Property' hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate of inheritance without any manner or condition of use, trust or other thing whatsoever to alter or make void the same; and

2. THAT notwithstanding any acts, deed, matter or things whatsoever aforesaid, the Vendor has good right, lawful absolute authority and indefeasible

Continue.....



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

30 JUL 2021

title to grant, convey, transfer and assign the 'Said Land' under the Schedule hereto and every part thereof hereby granted, transferred and assigned or expressed or intended so to be and every part thereof with the rights, properties, benefits and appurtenances in connection therewith unto and to the use of the purchaser herein and according to the true intent and meaning of these presents; and

3. THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly enter into hold, occupy, possess and enjoy the 'Said Property' under the Schedule hereto hereby granted, transferred and assigned and shall be fully entitled to the rents, issues and profits thereof for the absolute and beneficiary use and enjoyment thereof without any lawful hinder and interruption, suit, eviction, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him; and

4. THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the purchaser well and sufficiently saved defended kept harmless, indemnified and other estate rights, title, claim, mortgages, charges, liens, lispendens, attachments and encumbrances whatsoever; and

5. FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate right, title or interest whatsoever in the 'Said Land'/'Said Property' under the Schedule hereto or any part thereof from under or in trust for the Vendor her legal successor and/or erstwhile owner his legal successor shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute all such lawful acts, deeds and things whatsoever for further better and more perfectly conveying and assigned or expressed or intended to be transferred and assigned and every part thereof unto and to the use of the Purchaser in manner aforesaid as may be reasonably required; and

Continue.....



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

30 JUL 2021

1

6. THAT to the best of the Vendor's knowledge, the 'Said Property' under the Schedule hereto and hereunder sale and or any part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and/or no steps has yet been taken in execution of any certificate at the Instance of the Income Tax and/or Wealth Tax and/or estate duty authorities; and

7. THAT no notice issued under the Public Demand Recovery Act has been served on the Vendor nor any such notice has been published, and

8. THAT the Vendor has not yet received any notice of Requisition or Acquisition of the property described in the Schedule below; and

9. THAT the Purchaser and all person or persons claiming through under it shall has/have undisputed rights, title and interest in all lawful manners on and over the 'Said Property' under the Schedule hereto and all rights, properties, benefits and appurtenances togetherwith all common easementary right on and over the common passage and others whatsoever existing in connection thereto; and

IT IS HEREBY declared that the land described in the Schedule below is the self-acquired property of the Vendor and it is not the benamdar of any one.

AND THE Vendor delivers this day the peaceful possession of the 'Said Property' / 'Said Land' under the Schedule hereto unto and to the Purchaser.

Continue.....



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

30 JUL 2021



**THE SCHEDULE REFERRED TO ABOVE:**

**(The Plot of Sali Land Hereunder Sale)**

**ALL THAT A DEMARCATED PIECE OR PARCEL OF Sali Land measuring an area of **3 Cottah, 14 Chitacaks, 15 Sq.ft.** little more or less comprised in part of **R.S./ L.R Dag No. 553** and all the rights, properties, benefits, easements, appendages and appurtenance whatsoever in connection to the Said Land, lying and situated at **Mouza - Salunguri, J.L. No. 22, Touzi No. 178, L.R Khatlan No. 1025**, at present recorded in the name of the Vendor under **L.R. Khatlan No. 2440**, within the ambit of the B.L. & L.R.O. Rajarhat, under **Jyangra Hatiyara Garam Panchayet**, II, Police Station: New Town formerly Rajarhat, Sub-Registration Office Additional District Sub- Registrar **Rajarhat**, New Town, North 24 Parganas The Said Land is bulled and bounded as follows;**

ON THE NORTH : By land of Tulika Shivangi Upadhyay in part of  
R.S./L.R Dag No. 556;

ON THE SOUTH : By part of R.S./L.R Dag No. 556;

ON THE EAST : By part of R.S./L.R Dag No. 556;

ON THE WEST : By part of R.S./L.R Dag No. 553;

The 'Said Property' is delineated in a Map or Plan annexed hereto and bordered in 'Red' color forming part of this Deed.

Continue.....



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

30 JUL 2021

**IN WITNESSES WHEREOF** the Vendor hereto has hereunto set and subscribed her hands on the day, month and year first above written.

SIGNED, SEALED AND  
DELIVERED By the VENDOR  
at Kolkata in the presence of. -

1. Sumit Sinha  
S/o Late Sandip Sinha  
171/B, A.P.C. Road  
KOL - 700009

2. Anamika Ranjita Ray  
Sulaguri Colony  
P.O. = Guranagar  
New Town,

Anamika Ishani Upadhyay  
alias  
Anamika Ishani Upadhyay (Tiwari)

\_\_\_\_\_  
VENDOR

Drafted By:

Md. Ayub Ali  
Adv.  
Barakat Court  
F-572/1389 296





Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

30 JUL 2021

**MEMO OF CONSIDERATION**

**RECEIVED** from the within named purchaser **AURUM ENCLAVE LLP** the withinmentioned sum of **Rs. 17,92,100/- (Rupees Seventeen Lakh Ninety Two Thousand One Hundred)** only being the full consideration money of the 'Property' described in the Schedule hereinabove as per memo below. -

**MEMO**

Paid by Cheque No. 000019, Date 02.02.2021 drawn on HDFC Bank Ltd. in favour of the Vendor.	Rs. 5,00,000/-
Paid by Manager's Cheque No. 065890, Date 07.07.2021 drawn on HDFC Bank Ltd. in favour of the Vendor.	Rs. 12,92,100/-
	<b>Rs. 17,92,100/-</b>

**(Rupees Seventeen Lakh Ninety Two Thousand One Hundred) only.**

WITNESSES :

1. *Sumit Singh*

2. *Syaualkanti Roy*  
*Sulanspuri Colony*

*Anamika Ishani Upadhyay*  
*alias*  
*Anamika Ishani Upadhyay (Tiwari)*  
VENDOR

Continue.....



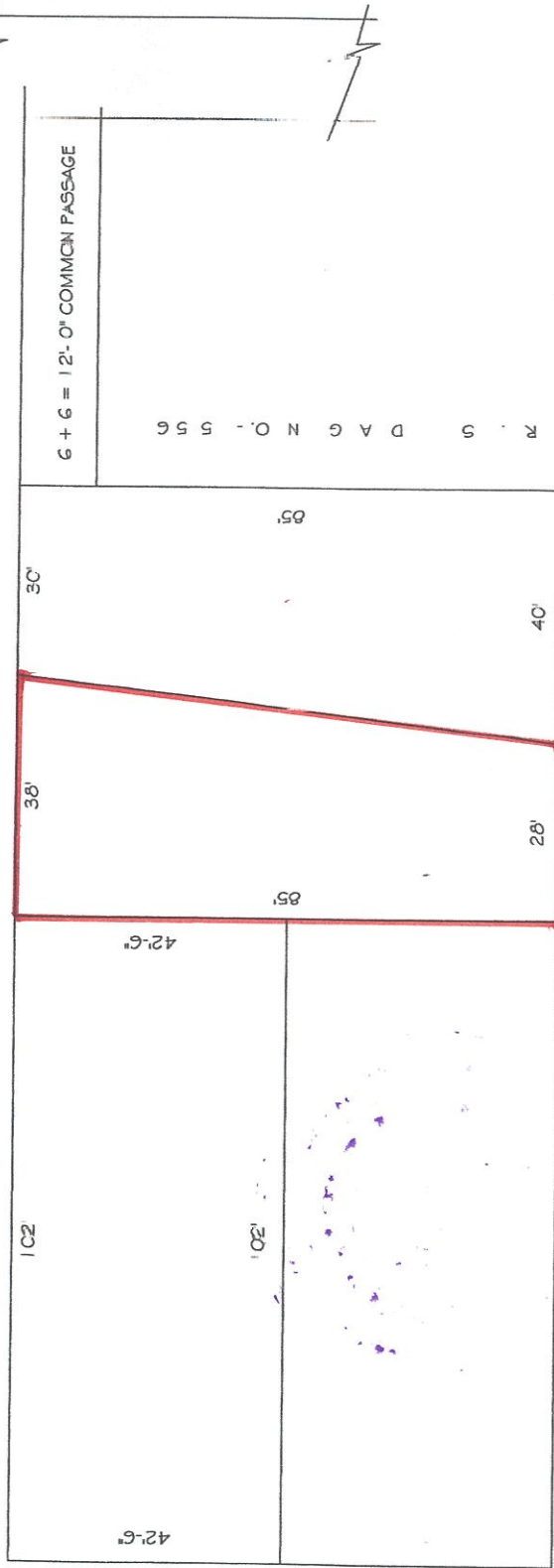
Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

30 JUL 2021

SITE PLAN OF R.S. & L.R. DAG NO. - 553, L.R. KHATIAN NO. 1025, AT PRESENT RECORDED IN THE NAME OF VENDOR UNDER L.R. KHATIAN NO. 2440. AT MOUZA - SULANGURI, J.L NO. - 22, TOUZI NO. 178, IN P.S. NEW TOWN, DIST. - 24 PARGANAS (N), WITHIN THE LOCAL LIMIT OF JYANGRA HATIARA 2 NO. GRAM FANCHAYET.

R . S D A G N O . - 5 5 3 ( P )

R . S D A G N O . - 5 5 6



R . S D A G N O . - 5 5 3 ( P )

R . S D A G N O . - 5 5 6

NAME OF PURCHASER'S	AURJIM ENCLAVE L.P
NAME OF SELLER'S	MRS. ANAMIKA ISHANI UPADHEYAY alias ANAMIKA ISHANI UPADHEYAY (TTW/ARI)
AREA	3 K- 14 CH.- 15 SFT



*Anamika Ishani Upadheyay*  
alias  
*Anamika Ishani Upadheyay (Tiwari)*  
NAME OF VENDOR

























অতিরিক্ত জেলা স্বাক্ষর নিয়ন্ত্রক  
Rajarhat, New Town, North 24-Pgs.

30 JUL 2021



## SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
 <i>Anamika Dshani Upadhyay</i> <i>alias</i> <i>Anamika Dshani Upadhyay</i> <i>(Tiwari)</i>					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
	 <i>Anamika Dshani Upadhyay</i>	LEFT HAND			
Little		Ring	Middle	Fore	Thumb
					
RIGHT HAND					
Thumb		Fore	Middle	Ring	Little
					
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little

Handwritten notes in Bengali script, including the word "স্বাক্ষর" (Signature).



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

30 JUL 2021



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

**GRN Details**

GRN: 192021220037290781      Payment Mode: Online Payment  
GRN Date: 26/07/2021 13.07.21      Bank/Gateway: IIDFC Bank  
BRN : 1509130421      BRN Date: 26/07/2021 13-07-02  
Payment Status: Successful      Payment Ref. No: 2001197540/4/2021  
[Query No\*/Query Year]

**Depositor Details**

Depositor's Name: Aurum Enclave LLP  
Address: AD-169, Saltlake Sector-1, Kolkata  
Mobile: 9331018602  
Depositor Status: Buyer/Claimants  
Query No: 2001197540  
Applicant's Name: Mr Sanjay Gupta  
Identification No: 2001197540/4/2021  
Remarks: Sale, Sale Document Payment No 4

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001197540/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	53283
2	2001197540/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	17935
			<b>Total</b>	<b>71218</b>

IN WORDS: SEVENTY ONE THOUSAND TWO HUNDRED EIGHTEEN ONLY.



### Major Information of the Deed



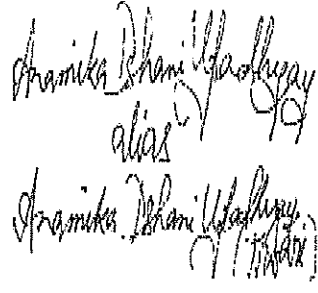
Deed No :	I-1523-07692/2021	Date of Registration	30/07/2021
Query No / Year	1523-2001197540/2021	Office where deed is registered	
Query Date	24/07/2021 2:25:54 PM	1523-2001197540/2021	
Applicant Name, Address & Other Details	Sanjay Gupta AD-169, Salt Lake City, Sector-I, Thana : North Bidhannagar, District : North 24 Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9932023029, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 17,92,100/-	Rs. 17,92,100/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 53,783/ (Article:23)	Rs. 17,935/- (Article:A(1), L)		
Remarks			

### Land Details :

District: North 24-Parganas, P S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, JI No: 22, Pin Code : 700162

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-553 (RS :-)	LR-2440	Bastu	Shali	3 Katha 14 Chatak 15 Sq Ft	17,92,100/-	17,92,100/-	
<b>Grand Total :</b>					<b>6.4281Dec</b>	<b>17,92,100 /-</b>	<b>17,92,100 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs ANAMIKA ISHANI UPADHYAY, (Alias: Mrs ANAMIKA ISHANI UPADHYAY TIWARI) (Presentant)</b> Wife of Mr Major Ashok Tiwari Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admision: 30/07/2021 ,Place : Office	 30/07/2021	 LTI 30/07/2021	 30/07/2021



TG 3/39, Tegharia Lichu Bagan, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ABxxxxxx3G, Aadhaar No: 96xxxxxxxx7813, Status :Individual, Executed by: Self, Date of Execution: 30/07/2021  
 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Office



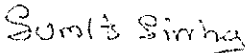
**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>AURUM ENCLAVE LLP</b> AD-169, Sector I, Salt Lake City, City. , P.O. Bidhannagar, P.S. North Bidhannagar, District: North 24 Parganas, West Bengal, India, PIN:- 700064 , PAN No.: ABxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status Organization, Status Not Executed

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SANJAY GUPTA</b> Son of Mr Gopal Prasad Gupta AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx7Q, Aadhaar No. 70xxxxxxxx7284 Status . Representative, Representative of : AURUM ENCLAVE LLI' (as As partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUMIT SINHA</b> Son of Late Sandip Sinha 171/B, APC Road, City:- , P.O:- Shyambazar, P.S:-Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004			
	30/07/2021	30/07/2021	30/07/2021

Identifier Of Mrs ANAMIKA ISI IANI UPADHYAY, Mr SANJAY GUPTA

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr & ANAMIKA ISI IANI UPADHYAY	AURUM ENCLAVE LLP-6.42812 Dec *





## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, JI No: 22, Pin Code : 700162

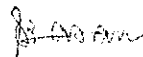
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 553, LR Khatian No:- 2440	Owner:অনামিকা ইশানী উপাধ্যায় (ভিওয়ানী), Gurdian:অশোক ভিওয়ানী, Address.3/39,৬৬ঘনিয়ে, সিঁড়ি, বালান, পোঃ হাতিয়ারা জেলা: উত্তর 24 পরগনা, Classification.শপি, Area.0.06000000 Acre,	Mrs ANAMIKA ISHANI UPADHYAY



On 26-07-2021

**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 17,92,100/-



**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**

On 30-07-2021

**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.

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

Presented for registration at 14:15 hrs on 30-07-2021, at the Office of the A.D.S.R. RAJARHAT by Mrs ANAMIKA ISHANI UPADHYAY Alias Mrs ANAMIKA ISHANI UPADHYAY TIWARI, Executant.

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

Execution is admitted on 30/07/2021 by Mrs ANAMIKA ISHANI UPADHYAY, Alias Mrs ANAMIKA ISHANI UPADHYAY TIWARI, Wife of Mr Major Ashok Tiwari, TG 3/39, Tegharia Lichu Bagan, P.O: Hatiara, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Service

Identified by Mr SUMIT SINHA, , Son of Late Sandip Sinha, 171/B, APC Road, P.O: Shyambazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Private Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 17,935/- ( A(1) = Rs 17,921/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 17,935/-

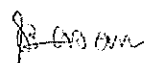
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2021 1:09PM with Govt. Ref. No: 192021220037290781 on 26-07-2021, Amount Rs: 17,935/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1509130421 on 26-07-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 53,783/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 53,283/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 347, Amount: Rs.500/-, Date of Purchase: 05/07/2021, Vendor name: Mita Dulla  
2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2021 1:09PM with Govt. Ref. No: 192021220037290781 on 26-07-2021, Amount Rs. 53,283/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1509130421 on 26-07-2021, Head of Account 0030-02-103-003-02



**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ANAMIKA ISHANI UPADHYAY  
GUPTESHWAR NATH UPADHYAY

04/08/1986  
Permanent Account Number  
ABMPU8863G

*Anamika Ishani Upadhyay*  
Signature

25122008

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :  
आयकर पैन सेवा इकाई, एनएसडीएल  
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

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Income Tax PAN Services Unit, NSDL  
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Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

भारत सरकार  
GOVERNMENT OF INDIA

डॉ. अनामिका ईशानी उपाध्याय  
Dr. Anamika Ishani Upadhyay  
जन्म तिथि/DOB: 04/08/1986  
महिला / FEMALE

9671 9896 7813

आधार - साधारण মানুষের অধিকার

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:  
D/O डॉ. गुप्तेश्वर नाथ  
उपाध्याय, उपाध्याय निवास,  
मैत्री - 3/39, लिचुबागान,  
वेहरिया, हातिारा, उत्तर 28  
पश्चिम बंगाल - 700157

Address  
D/O Dr Gupteshwar Nath  
Upadhyay, UPADHYAY  
NIWAS, TG - 3/39,,  
LICHUBAGAN, TEGHARIA,  
Hatiara, North 24 Parganas,  
West Bengal - 700157

9671 9896 7813

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Bengaluru-560 901

*Anamika Ishani Upadhyay*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ABUFA4612K



नाम / Name  
AURUM ENCLAVE LLP


दिनांक / तारीख / Date of Incorporation / Formation  
27/02/2021

18032081





**आयकर विभाग**  
**INCOME TAX DEPARTMENT**


**भारत सरकार**  
**GOVT. OF INDIA**

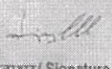
**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**

**ADDPG6327Q**

**नाम / Name**  
**SANJAY GUPTA**

**पिता का नाम / Father's Name**  
**GOPAL PRASAD GUPTA**

**जन्म की तारीख / Date of Birth**  
**12/01/1973**

  
**हस्ताक्षर / Signature**



08/06/2017

इस कार्ड को खोने / धरो पर कृपया सूचित करें / नोटिस  
 आयकर पैन सेवा इकाई, एनएसडीएल  
 5 वीं मंजिल, माउन्ट स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8  
 मॉडल कॉलोनी, दीप बंगला चौक के पास,  
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 Model Colony, Near Deep Bungalow Chowk,  
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Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
 e-mail: tininfo@nsdl.co.in


**भारत सरकार**  
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**संख्य गुप्त**  
**Sanjay Gupta**  
**जन्मतिथि/DOB: 12/01/1973**  
**पुरुष/ MALE**

**7089 5093 7284**  
**VID : 9195 9465 4480 0767**



**MEERA AADHAAR, MERI PEHCHAN**

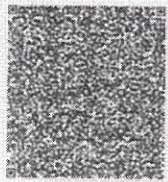

**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**आधार**


**ठिकाना:**  
 एस/ओ: गोपाल प्रसाद गुप्त, एडी 169, सॉल्टलेक  
 सेक्टर 1, बिधाननगर (एम), उत्तर 28 पड़गना,  
 पश्चिम बंग - 700064

**Address :**  
 S/O: Gopal Prasad Gupta, AD 169,  
 SALT LAKE SECTOR 1, Bidhannagar(M),  
 North 24 Parganas,  
 West Bengal - 700064

Download Date: 19/12/2018

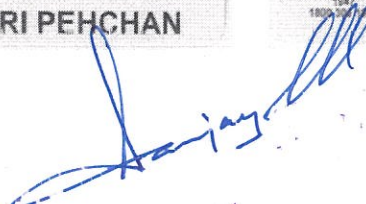


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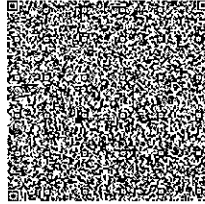
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To  
Sumit Sinha  
171/B  
ACHARYA PRAFULLA CHANDRA ROAD  
Shyambazar Mail S.O  
Kolkata West Bengal - 700004  
7439501594

Issue Date: 13/07/2021

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Date: 13/07/2021



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VID : 9195 6356 5843 4275

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 18/07/2021



Sumit Sinha  
Date of Birth/DOB: 21/06/1982  
Male/ MAL F

Issue Date: 13/07/2021

8321 1432 1920

VID : 9195 6356 5843 4275

मेरा आधार, मेरी पहचान



Government of India



### सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
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- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

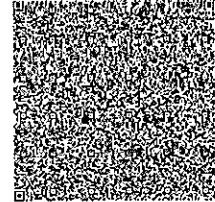
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ROAD, Shyambazar Mail S.O, Kolkata,  
West Bengal 700004



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VID : 9195 6356 5843 4275





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2021, Page from 321901 to 321924  
being No 152307692 for the year 2021.



Digitally signed by SANJOY BASAK  
Date: 2021.08.04 20:15:10 +05:30  
Reason: Digital Signing of Deed.



(Sanjoy Basak) 2021/08/04 08:15:10 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

**(This document is digitally signed.)**