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4-4880/22



15/3/22

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2/730720/22

L 782245

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

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

15 MAR 2022

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 15th DAY OF March
TWO THOUSAND AND TWENTY TWO OF THE CHRISTIAN ERA;

BETWEEN

886
তারিখ: 08 NOV 2021

5027

ক্রয়কারীর নাম ও মাং
স্থান: ভেড়ার মিতা
বিধান নং: সল্ট লেক সিটি এ ডি এস আর ও
মোট টাকার পরিমাণ: 998000
চালান নং: মোট কত টাকা খরিদ
ড্রেজারী-বারাকপুর, ভেড়ার-মিতা দত্ত

Shivganga Residency LLP
AD-169, Sector-I
Salt Lake City
Pincode - 700064

26 OCT 2021

998000



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

15 MAR 2022

MRS. JHUNU BALA GHOSH (having **PAN – BPQPG4961L & AADHAAR NO. 781430524000**) wife of Sri. Durga Charan Ghosh, by Nationality Indian, by faith Hindu, by Occupation: Housewife, residing at Gouranganagar, P.O. Gouranganagar, P.S. Newtown formerly Rajarhat, Kolkata- 700159, District: North 24 Parganas, at present at 17 Chandra Mandal Lane, Kalighat, Kalighat S.O, Kolkata, Pin – 700026, West Bengal, 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

SHIVGANGA RESIDENCY LLP (having **PAN: AEKFS1916F**) registered LLP Partnership Firm within the meaning of the Limited Liability Partnership Act, 2008, represented by it's 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 it's 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 it's Partner's 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 dint of a registered Deed of Pattah dated 11.09.1954 duly registered on 13.09.1954 at the Office of the S.R Cossipore Dum Dum, and recorded in Book No. 1, Volume No. 68, Pages 261 to 263, Being No. 5100 for the year 1954 executed by erstwhile Landlord Sheik Habibullha, Sri Nagendra Dutta had been seized and possessed of Sali Land measuring 0.88 Acre comprised in C.S. Dag No. 2846 corresponding to R.S. Dag No. 3050 and also adjacent Sali land measuring 1.01 Acre comprised in C.S. Dag No. 2847 corresponding to R.S. Dag No. 3051, total admeasuring area about 1.89 Acre comprised in said two Dags being C.S. Dag Nos. 2846 & 2847 corresponding to R.S. Dag Nos. 3050 & 3051 under C.S. Khatian No. 677 corresponding to R.S. Khatian No. 1093 togetherwith some other Land lying and

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situated at Mauza: Ghuni, J.L. No. 23, R.S. No. 232, Police Station: Rajarhat at present P.S. New Town, District: 24-Parganas now North 24 Parganas, free from all sorts of encumbrances which had been acquired by him from Sheik. Habib-Ullaha Saheb therein as the Owner-Settlor, settled the above properties in favour of said Nagendra Nath Dutta morefully described in the Schedule therein.

B. Subsequently during Revisional Survey Settlement the name of said Nagendra Nath Dutta was recorded under R.S. Khatian No. 1093 and while in seized and possessed thereof, by a Sale Deed dated 12.06.1972 duly registered on 21.06.1972 at the office of the S.R. Cossipore, Dum Dum in Book-1, Volume No. 58, Pages 230 to 232, Being No. 3686 for the year 1972, the said Nagendra Nath Dutta, sold, transferred and conveyed out of his aforesaid Sali Land, a part of Sali Land measuring 0.66 Acre. little more or less comprised in part of C.S. Dag No. 2846, R.S. Dag No. 3050, under C.S. Khatian No. 677, R.S. Khatian No. 1093, lying and situated at Mauza: Ghuni, J.L. No. 23, R.S. No. 232, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, unto and in favour of Smt. Amiya Dakua.

C. By another Sale Deed dated 12.06.1972 duly registered on 21.06.1972 at the Office of the S.R. Cossipore Dum Dum, and recorded in Book No. 1, Volume No. 58, Pages 233 to 236, Being No. 3687 for the year 1972, the said Nagendra Nath Dutta therein referred to as the vendor at the consideration mentioned therein sold, transferred and conveyed out of his aforesaid Sali Land, All that Sali Land measuring 1.01 Acre. little more or less comprised in C.S. Dag No. 2847, R.S. Dag No. 3051 and also remaining or residuary 0.22 Acre comprised in part of C.S. Dag No. 2846, R.S. Dag No. 3050 total admeasuring 1.23 Acre both under C.S. khatian No. 677, R.S. Khatian No. 1093, lying and situated at Mauza Ghuni, J.L. No. 23, R.S. No. 232, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, unto and in favour of Smt. Priyo Bala Sil, wife of Sri Hari Charan Sil therein called and referred to as the Purchaser free from all sorts of encumbrances whatsoever.

D. After the aforesaid purchase by dint of the said registered Sale Deed dated 12.06.1972, Being No. 3687/1972, the said Smt. Priyo Bala Sil thus became absolute owner of the said Sali Land measuring 1.01 Acre comprised in R.S. Dag

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No. 3051 and also 0.22 Acre comprised in Part of R.S./L.R. Dag No. 3050 under R.S. Khatian No. 1093, lying and situated at Mouza: Ghuni and similarly by dint of the said registered Sale Deed dated 12.06.1972, Being No. 3686/1972 the said Smt. Amiya Dakua also became absolute owner of a Sali Land measuring 0.66 Acre comprised in Part of R.S./L.R. Dag No. 3050 under R.S. Khatian No. 1093, lying and situated at Mouza: Ghuni, Police Station: Rajarhat at present New Town, District: North 24 Parganas free from all encumbrances and; subsequently for each of their better individual use and enjoyment, by a registered Deed of Partition dated 29.07.1983, duly registered at S.R.O Cossipore Dum Dum, in Book 1, Volume No. 204, Pages No. 189 to 202 Being No. 7988 for the year 1983, the said Smt. Priyo Bala Sil and Smt. Amiya Dakua partitioned the entire aforesaid properties so purchased by each of them from said Nagendra Nath Dutta by two separate Sale Deeds dated 12.06.1972 total admeasuring 1.89 Acres under 'KA' Schedule therein and distributed amongst themselves into two separate demarcated lots or portions severally described therein 'KHA' and 'GA' Schedules and delineated each of their portions bordered in separate colours in a map or plan annexed therewith.

E. After the aforesaid registered Partition Deed dated 29.07.1983, Being No. 7988/1983 and according to distribution and demarcation made therein, the said Smt. Priyo Bala Sil thus became absolute owner of the said Sali Land measuring measuring 0.35 Acre comprised in R.S. Dag No. 3051 and also adjacent demarcated part of Sali Land 0.88 Acre comprised in Part of R.S./L.R. Dag No. 3050 both under R.S. Khatian No. 1093, lying and situated at Mouza Ghuni. Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas and became seized and possessed thereof free from any charge, claim, demand, mortgage, lien, attachment and free from all sorts encumbrances whatsoever without being interrupted by or from any person whomsoever and from any corner whatever and; while in enjoyment thereof, by a Bengali Sale Deed Dated 19.06.1985 duly registered on 06.03.1986 at the Office of the A.D.S.R Bidhannagar, Salt Lake City and recorded in Book No. 1, Volume No. 87F, Pages 331 to 340, Being No. 4624 for the year 1985, the said Smt. Priyo Bala Sil therein referred to as the vendor at the consideration mentioned therein sold, transferred and conveyed a demarcated portion of Sali Land measuring 05 Cottahs be the same a little more or less comprised in part of R.S./L.R. Dag No. 3050 alongwith common easement rights and benefits on and over common passage abutting the said plot of land and all other

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passages in connection thereto and all the rights properties benefits, easement and appurtenances in connection with the said plot of land under R.S. Khatian 1093, lying and situated at Mauza: Ghuni, J.L. No. 23, R.S. No. 232, Touji No. 1250, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, morefully and particularly described in the Schedule therein and delineated in a Map/Plan bordered in RED colour annexed thereto unto and in favour of Smt. Jhunu Bala Ghosh wife of Durga Charan Ghosh the Vendor herein therein called and referred to as the Purchaser free from all sorts of encumbrances whatsoever;

F. Since after the aforesaid purchase by dint of the said registered Deed of Conveyance dated 19.06.1985, Being No. 4624/1985, the said Jhunu Bala Ghosh the Vendor herein has thus became absolute owner of the said Sali Land measuring 5 Cottah be the same a little more or less comprised in part of R.S/L.R. Dag No. 3050 under R.S Khatian No. 1093, lying and situated at Mouza Ghuni, J.L. No. 23, 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. 880/1, in respect of her said Sali land morefully described in the First Schedule written hereunder hereinafter for the sake of brevity 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;

G. 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, lispenses 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 her own choice and absolute discretion, AND in other way the Vendor herein

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Additional District Sub-Registrar,
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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 5 Cottah be the same a little more or less comprised in part of R.S/L.R. Dag No. 3050, under R.S Khatian No. 1093 at present recorded under L.R. Khatian No. 880/1, lying and situated at Mouza Ghuni, J.L. No. 23, Police Station: Rajarhat at present New Town, 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. 33,75,000/- (Rupees Thirty Three Lakh Seventy Five Thousand)** 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. 33,75,000/- (Rupees Thirty Three Lakh Seventy Five Thousand)** only;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 33,75,000/- (Rupees Thirty Three Lakh Seventy Five Thousand)** 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, lispens, acquisitions and or

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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, she 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 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

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12 JUN 2011



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

15 MAR 2022

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, lispens, 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 her 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

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

Continue.....



Additional District Sub-Registrar,
Rajshahi, New Town, North 24-Pgs

15 MAR 2022

appurtenances togetherwith all common easement 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.

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 **5 Cottahs** be the same a little more or less comprised in part of R.S./L.R. Dag No. 3050 togetherwith common easement rights on and over the Common Passage abutting the said Sali Land and also all others passages and rights, properties, benefits, easements, appendages and appurtenances in connection to the Said Land under R.S Khatian No. 1093, at present recorded in the name of the vendor under L.R. Khatian No. 880/1 lying and situated at Mouza: Ghuni, J.L. No. 23, within the ambit of the B.L. & L.R.O. Rajarhat, under Jyangra Hatiyara Gram 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 butted and bounded as follows;

ON THE NORTH : By partly Road and partly by purchased land of
Haran Ghosh & Others ;

ON THE SOUTH : By land in part of R.S./L.R Dag No. 3050 ;

ON THE EAST : By 12 feet wide kuncha road ;

ON THE WEST : By land in part of R.S./L.R Dag No. 3050;

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



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

15 MAR 2022

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
P.O. - Shyambazar, P.S. - Shyampukur
Pin - 700004

2. Sankar Mandal.
Gouranga Nagar
P.O. - Gouranga Nagar
P.S. - New Town
KOL - 159.



সুমিত সিংহ
১৭১/বি, এ.পি.সি. রোড
প.ও. - শ্যামবাজার, প.সি. - শ্যামপুর
পিন - ৭০০০০৪

VENDOR

Drafted By:

Krishna Das Adv
Krishna Das
Advocate
Dist. Judge's Court Barasat
North 24 Parganas
Enrolment No. WB-1027/98

Read and explain the
context to the vendor
Sumit Sinha



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

15 MAR 2022

MEMO OF CONSIDERATION

RECEIVED from the within named purchaser **SHIVGANGA RESIDENCY LLP** the within mentioned sum of **Rs. 33,75,000/- (Rupees Thirty Three Lakh Seventy Five Thousand)** only being the full consideration money of the 'Property' described in the Schedule hereinabove as per memo below: -

MEMO

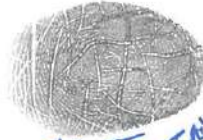
Paid by Manager's Cheque No. 066732, Date 14.03.2022 drawn on HDFC Bank Ltd. in favour of the Vendor.	Rs. 33,75,000/-
	Rs. 33,75,000/-

(Rupees Thirty Three Lakh Seventy Five Thousand) only.

WITNESSES :

1. Sumit Singh

2. Sankar Mandal,



शिवगंगा रेसिडेंसी एलपी
द्वारा 163032 नं. चेक

VENDOR



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





115 MAR 2022



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

15 MAR 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
  <p style="font-size: small; color: blue;"> 4:00 AM 16/3/2020 4:00 PM 16/3/2020 </p>	Little	Ring	Middle	Fore	Thumb
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
	Thumb	Fore	Middle	Ring	Little
 	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
Thumb	Fore	Middle	Ring	Little	
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
Thumb	Fore	Middle	Ring	Little	



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

15 MAR 2022



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

GRN Details

GRN: 192021220205584851 Payment Mode: Online Payment
GRN Date: 15/03/2022 12:38:26 Bank/Gateway: HDFC Bank
BRN : 1737720510 BRN Date: 15/03/2022 12:03:35
Payment Status: Successful Payment Ref. No: 2000730620/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SHIVGANGA RESIDENCY LLP
Address: AD-169, SALT LAKE, SECTOR-1 KOLKATA-64
Mobile: 9331018602
Depositor Status: Buyer/Claimants
Query No: 2000730620
Applicant's Name: Mr SANJAY GUPTA
Identification No: 2000730620/3/2022
Remarks: Sale, Sale Document Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000730620/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	100770
2	2000730620/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	33764
Total				134534

IN WORDS: ONE LAKH THIRTY FOUR THOUSAND FIVE HUNDRED THIRTY FOUR ONLY.



Handwritten mark or signature.

Major Information of the Deed



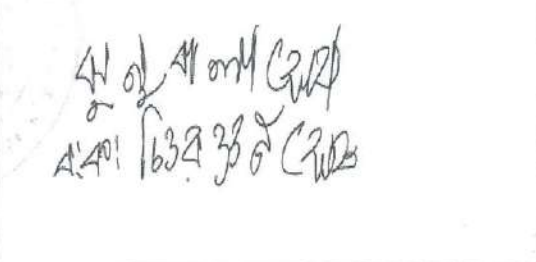
Deed No :	I-1523-04880/2022	Date of Registration	15/03/2022
Query No / Year	1523-2000730620/2022	Office where deed is registered	
Query Date	07/03/2022 4:29:01 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SANJAY GUPTA AD-169, Sector-1, Salt Lake City, Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, Mobile No. : 7890065955, 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. 33,75,000/-	Rs. 33,75,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,01,270/- (Article:23)	Rs. 33,764/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, 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-3050 (RS :-)	LR-880/1	Bastu	Shali	5 Katha	33,75,000/-	33,75,000/-	Width of Approach Road: 12 Ft.,
Grand Total :					8.25Dec	33,75,000 /-	33,75,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs JHUNU BALA GHOSH (Presentant) Wife of Mr Durga Charan Ghosh Executed by: Self, Date of Execution: 15/03/2022 , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Office			
		15/03/2022	LTI 15/03/2022	15/03/2022



17, Chandra Mandal Lane, City:- , P.O:- Kalughat, P.S:-Kanchrapara, District:-North24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BPxxxxxx1L, Aadhaar No: 78xxxxxxxx4000, Status :Individual, Executed by: Self, Date of Execution: 15/03/2022
, Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHIVGANGA RESIDENCY LLP Dwarka Vedmani, 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.:: AExxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SANJAY GUPTA Son of Mr Gopal Prasad Gupta Dwarka Vedmani, 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 : SHIVGANGA RESIDENCY LLP (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUMIT SINHA Son of Late Sandip Sinha 171/B, APC Road, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004			Sumit Sinha
	15/03/2022	15/03/2022	15/03/2022

Identifier Of Mrs JHUNU BALA GHOSH

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs JHUNU BALA GHOSH	SHIVGANGA RESIDENCY-LLP-8.25 Dec



Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code : 700162

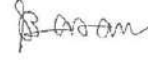
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3050, LR Khatian No:- 880/1	Owner:ঝুঁ বালু ষোষ, Gurdian:দুর্গাচরণ ষোষ, Address:17নং,চন্দ্র মণ্ডল লেন, কলিকাতা- 26. , Classification:শালি, Area:0.08000000 Acre,	Mrs JHUNU BALA GHOSH



On 08-03-2022

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 33,75,000/-



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

On 15-03-2022

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

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

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

Presented for registration at 15:37 hrs on 15-03-2022, at the Office of the A.D.S.R. RAJARHAT by Mrs JHUNU BALA GHOSH ,Executant.

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

Execution is admitted on 15/03/2022 by Mrs JHUNU BALA GHOSH, Wife of Mr Durga Charan Ghosh, 17, Chandra Mandal Lane, P.O: Kalughat, Thana: Kanchrapara, , North 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife

Indetified by Mr SUMIT SINHA, , , Son of Late Sandip Sinha, 171/B, APC Road, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, 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 33,764/- (A(1) = Rs 33,750/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 33,764/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/03/2022 12:39PM with Govt. Ref. No: 192021220205584851 on 15-03-2022, Amount Rs: 33,764/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1737720510 on 15-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

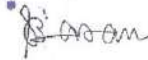
Certified that required Stamp Duty payable for this document is Rs. 1,01,270/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 1,00,770/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 886, Amount: Rs.500/-, Date of Purchase: 08/11/2021, Vendor name: MITA DUTTA

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 15/03/2022 12:39PM with Govt. Ref. No: 192021220205584851 on 15-03-2022, Amount Rs: 1,00,770/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1737720510 on 15-03-2022, 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

JHUNUBALA GHOSH
TANA GHOSH
03/07/1935
 Permanent Account Number
BPQPG4961L
 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 खाने/पाने पर कृपया सूचित करें/लोटाएं।
 आयकर पैन सेवा यूनिट, UTITSI,
 प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
 नवी मुंबई-400 614.

भारत सरकार
GOVERNMENT OF INDIA

जुनुबाला घोष
JHUNUBALA GHOSH
 पिता : ताना घोष
 Father : Tana Ghosh
 जन्म तिथि / Year of Birth : 1935
 महिला / Female




7814 3052 4000

भारतीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
 17, चंद्र मंडल लेन, कलिघाट,
 कलिघाट, कोलकाता, पश्चिमबंग,
 700026

Address:
 17, CHANDRA MANDAL
 LANE, KALIGHAT, Kalighat
 S.O. Kalighat, Kolkata, West
 Bengal, 700026

आधार - साधारण मानुषेअ अधिकार

1927 1800 1800 1947
 1800 1800 1947
 www.uidai.gov.in
 P.O. Box No. 1947, Bengaluru-560017





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEKFS1916F



नाम/ Name
SHIVGANGA RESIDENCY LLP

28032021

निगमन / गठन की तारीख
Date of Incorporation / Formation
18/03/2021



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADRPG6327Q

नाम / Name
SANJAY GUPTA

पिता का नाम / Father's Name
GOPAL PRASAD GUPTA

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

हस्ताक्षर / Signature



08062017

इस कार्ड को खोने / पाते पर कृपया सूचित करें / नोट करें:
आयकर पैन सेवा इकाई, एन एस डी एल
5 थो स्ट्रीट, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8060, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

भारत सरकार
GOVERNMENT OF INDIA



संजय गुप्त
Sanjay Gupta
जन्म तारीख/DOB: 12/01/1973
पुरुष/ MALE

7089 5093 7284
VID : 9195 9465 4480 0757



MERA AADHAAR, MERI PEHCHAN

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार ...

ठिकाना:
एस/ओ: गोपाल प्रसाद गुप्त, एडी 169, मल्लिक
सेक्टर 1, बिधाननगर (एम), उत्तर 28 पारगना,
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: 19/12/2019



Generation Date: 17/03/2015

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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Handwritten signature in blue ink





भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0647/00025/85102

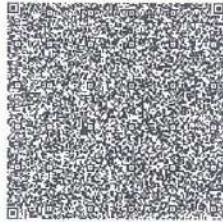
Download Date: 18/07/2021

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

Issue Date: 13/07/2021

Validity: unknown

Digital Signature
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2021.07.13 10:28:08
IST



आपका आधार क्रमांक / Your Aadhaar No. :

8321 1432 1920

VID : 9195 6356 5843 4275

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



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

Issue Date: 13/07/2021

Download Date: 18/07/2021

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।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

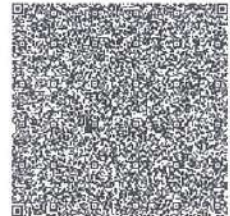
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



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Unique Identification Authority of India



Address:
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ROAD, Shyambazar Mail S.O, Kolkata,
West Bengal - 700004



8321 1432 1920

VID : 9195 6356 5843 4275

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2022, Page from 209804 to 209827
being No 152304880 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.03.22 11:48:05 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2022/03/22 11:48:05 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)