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4-8860/2d



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 855882

2:04
AM
26.10.23

2/3/2543/02/23

Certified that the document is admitted to registration. The Signature sheet and the orderment sheets attached with this document are the part of this document.

Smriti
Sub-Registrar
Tanjour, South 24 P.W.D.

06 OCT 2023

DEEPAJ CONSTRUCTION PVT. LTD.
Director

Director

Wairi Datta

THIS DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 06th day of October Two Thousand and Twenty Three.

G.P.M.

SKYSCRAPER

Sourabh Salun
Partner

21 06 / 10 / 23

No. Date

Name.. Saraj Gha Surber

Address.. Bazar Beria

Value..

Vendor.. Sahabuddin Gazi

SAHABUDDIN GAZI

Registrar Civil & Criminal Court



Sub-Registrar
Sahabuddin Gazi

06 OCT 2023

Saraj Gha Anj
Slo-date Surber, Gha Anj
Bazar Beria
Mondir Bazar.
Pin 743395

(2)

DEEPRAJ CONSTRUCTION PVT. LTD.
Director

Sri Madhab Ch. Paul

BETWEEN

M/S. DEEPRAJ CONSTRUCTION PVT. LTD. , PAN No. AACCD5069P, a company incorporated under the Companies Act 1956, having its registered office at 48/1A, Dr. Suresh Sarkar Road, P.S. Beniapukur, P.O. Entally, Kolkata 700 014, **represented by its Director** namely **SRI MADHAB CH. PAUL** , PAN No. AFXPP4496D, Aadhaar No. 9055 1274 0174, son of Late Radha Gobinda Paul, by faith Hindu, by occupation Business, by nationality Indian, residing at 17, Suren Tagore Road, P.O. Ballygunge, P.S. Gariahat, Kolkata 700019, hereinafter called and referred to as the **"OWNERS/VENDORS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**.

AND

SRI SANJIB SARKAR, PAN No. ATCPS3175R, Aadhaar No. 7185 7085 7247, son of Mohan Sarkar, by faith Hindu, by occupation Business, by nationality Indian, residing at Sarkar Villa , Rishi Bankim Nagar, Ward No. 10, P.O. & P.S. Baruipur, Dist. South 24 Parganas, Kolkata 700144, hereinafter called and referred to as the **"PURCHASERS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**.

G.M.

SKYSCRAPER

Partner

(3)

WHEREAS:

All that piece and parcel of land containing by estimation of an area measuring 5 Cottahs be the same a little more or less described in the schedule originally belonged to Sailendra Kumar Roy Chowdhury, Nirodh Lal Roy Chowdhury alias Nirodh Kumar Roy Chowdhury, Nihar Lal Roy Chowdhury, Chittaranjan Roy Chowdhury Manoranjan Roy Chowdhury and Saroj Kumar Roy Chowdhury. They have sixteen anna shares in the schedule purchase land. The said schedule purchased land has been recorded in the revisional record of rights in the name of Sailendra Kumar Roy Chowdhury, Nirodh Lal Roy Chowdhury alias Nirodh Kumar Roy Chowdhury, Nihar Lal Roy Chowdhury, Chittaranjan Roy Chowdhury Manoranjan Roy Chowdhury and Saroj Kumar Roy Chowdhury in R.S. Khatian no. 7584, 7585, 7586, 7587, 7588, 7589, in R.S. Dag no. 2798 as bastu land respectively at Mouza Baruipur, in the District South 24 Parganas.

AND WHEREAS the said Sailendra Kumar Roy Chowdhury as widower died and leaving behind him his three sons namely 1. Sukumar Roy Chowdhury, 2. Sanat Kumar Roy Chowdhury and 3. Sisir Kumar Roy Chowdhury. The said Saroj Kumar Roy Chowdhury also died and leaving behind him his wife Ila Roy Chowdhury and three sons namely 1. Kalidas Roy Chowdhury, 2. Somenath Roy Chowdhury and 3. Biswarup Roy Chowdhury as they are heirs and successors who inherited the said property in equal share.

*G.M.***SKYSCRAPER****Partner**

DEEPAJ CONSTRUCTION PVT. LTD.

M. S. Das

Director

Sisir Saha

(4)

AND WHEREAS the said Sukumar Roy Chowdhury, Sanat Kumar Roy Chowdhury, Sisir Kumar Roy Chowdhury, Nirodh Lal Roy Chowdhury alias Nirodh Kumar Roy Chowdhury, Nihar Lal Roy Chowdhury, Chittaranjan Roy Chowdhury Manoranjan Roy Chowdhury, Kalidas Roy Chowdhury, Somenath Roy Chowdhury, Biswarup Roy Chowdhury and Ila Roy Chowdhury were jointly sold and transferred 5 Cottahs of land by a registered Deed of Conveyance in Bengali language dated 30.05.1972 which was registered in the office of the Sub-Registrar at Baruipur and recorded in Book No. I, Volume No. 38, Pages 198 to 207, Being No. 3096 for the year 1972 for the valuable consideration to 'M/S Sree Traders' which was present by its partners namely Sri Amiya Kumar Dasgupta and Smt. Droupadi Modi.

AND WHEREAS by virtue of a Deed of Partnership dated 01.01.1968 Sri Amiya Kumar Dasgupta and Smt. Draupadi Modi were jointly carrying the business in the name and style of 'M/S Sree Traders' having its office was at 124, Basantalal Saha Road, P.S. Behala, Kolkata - 700053.

AND WHEREAS during continuation of the said Partnership Business, the aforesaid 2(two) partners since deceased included Arup Kumar Dasgupta and Smt. Santosh Modi as new partners in the said partnership firm dated 24.09.1991.

G/M

SKYSCRAPER

Partner

(5)

AND WHEREAS on the demise of Amiya Kumar Dasgupta dated 05.10.1991 his son Arup Kumar Dasgupta and wife Smt. Lily Dasgupta were adopted as incoming Partners in the said partnership firm dated 06.10.1991.

AND WHEREAS one of the partners said Smt. Draupadi Modi died on 26.11.1997 and as no heirs of the said Draupadi Modi has consented to the included as Partner in the said Partnership business, the remaining parties have agreed to carry on the business of the Partnership under the same name and style of the firm 'M/S Sree Traders' by executing a fresh Partnership deed vide Book No. II, Volume No. 3, Pages 20 to 35, Being No. 94 for the year 1998, date 24.03.1998.

AND WHEREAS on 08.04.2017, one of the aforesaid partners namely Lily Dasgupta having 25% share in the said partnership viz. 'M/S Shree Traders' died and Sri Arup Kumar Dasgupta as son of Late Lily Dasgupta, who is already a continuing partner with Smt. Santosh Modi, the surviving partners have agreed and decided to follow the averments made in clause 32 and 35 of the Registered partnership deed dated 24.03.1998, being no. 94 and clause 31 and 34 in the present deed, by executing a fresh partnership deed vide Book No. IV, Volume No. 1903-2018, Pages 135491 to 135523, Being No. 190304755 for the year 2018.

GMM

SKYSCRAPER

Partner

(6)

AND WHEREAS the said Smt. Santosh Modi and Sri Arup Kumar Dasgupta mutated their names before the Baruipur Municipality and paid relevant taxes thereon.

AND WHEREAS the said Smt. Santosh Modi and Sri Arup Kumar Dasgupta constructed a 1064 Sft. single storied residential building and they jointly sold out their land to the present vendor namely **M/S. DEEPAJ CONSTRUCTION PVT. LTD.** on 12.07.2019 recorded in Book No. I, Volume No. 1604-2019, pages from 160765 to 160795, being Deed No. 4257, register in the office of DSR IV, Alipore.

AND WHEREAS after purchased the present Vendor have a good marketable title & physical possession over the schedule land without any dispute from any person whatsoever and free from all encumbrances being with in land ceiling laws limit.

AND WHEREAS the said company take a resolution on 03.10.2023 and authorised and empower Mr. MADHAB CHANDRA PAUL one of the director of the company and also transfer the scheduled property on behalf of the said company.

AND WHEREAS the vendors need of cash money agreed to sale more or less 05 Cottah land with 1064 Sft. single storied residential building which morefully described in the schedule hereunder and hereinafter referred to as the said property at a consideration price of Rs. 98,95,000/- (Rupees Ninety Eight Lakh Ninety Five Thousand) only free from all encumbrances.

SKYSCRAPER

Partner

GMM

DEEPAJ CONSTRUCTION PVT. LTD.

Director

M. S. Chandra

Devi Datta

(7)

NOW THIS INDENTURE WITNESSETH that in pursuance of the said oral agreement for sale herein before in consideration of the sum of Rs. 98,95,000/- (Rupees Ninety Eight Lakh Ninety Five Thousand) only being the lawful money of India well and truly paid by Purchasers to the Vendors on or before execution of these presents the receipt whereof the said Vendors do hereby admits and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge forever to the Purchasers and also release the said property hereby granted and conveyed i.e. the **SCHEDULE** property hereunder written, the Vendors do hereby grant, sell, convey, transfer, assign and assure unto to the use and benefit of Purchasers their heirs, executors, assignee and assure unto and to the use and benefit of Purchasers free from all encumbrances and liabilities, whatsoever, **ALL THAT** piece and parcel of land described in the Schedule below at present within the limit of Panchayat/Municipality, delineated with the borders **RED** on plot in the Map or Plan annexed herewith, properly described in the **SCHEDULE** hereunder written, **OR HOWEVER OTHERWISE** the said massuage land or any part thereof now are or is or heretofore were or was situate, tenanted, butted and or distinguished bounded called known and numbered, described **TOGETHER WITH** full and un-interrupted right and liability of way and passage to the Purchasers their heirs, and assigns, tenants and occupiers of the said land hereby sold, conveyed over and along with the premises and also the right and liberty of laying out and taking Electric Cables, Gas and water pipes etc. through and under the same

GMM

SKYSCRAPER

Partner

*M. K. S. S. S.**Devi Datta*

(8)

AND further all sewers, drains, trees, paths, passages, walls, water, water courses, lights, rights, liberties, privileges, easements, and appurtenances, whatsoever belong to the said land hereby conveyed or in anywise appertaining thereto or usually held and enjoyed therewith or reputed belong or be appurtenant thereto **AND THE** reversion and reversions, remainder and remainders and the rents, issues and profits thereof **AND ALL THAT** estate, right, title interest property, inheritance, use trust, claim and demand, both at law and in equity, whatsoever, of the Vendors into and upon the said land or any part thereof **AND ALSO ALL** deeds, papers, writings, puttah, documents, muniments and evidence of title, whatsoever, which inclusively relate to the said **SCHEDULE** property hereby granted **TO HAVE AND TO HOLD** the said property granted, transferred, assigned and assured or intended so to be unto and to the use of Purchasers absolutely as for ever free from all encumbrances and liabilities, whatsoever, conveyed or expressed so to be unto and to use of Purchasers, their heirs and assigns absolutely and forever **AND THE VENDOR** do hereby covenant with the Purchasers that **NOTWITHSTANDING** any act, deed or thing by the Vendors or their predecessors done in title or by any person or persons lawfully or equitably claiming from under or in trust for them done executed or knowingly suffered to the contrary, the Vendors is lawfully rightfully and absolutely seized and possessed or in khas and otherwise well and sufficiently entitled to the said property hereby conveyed or expressed so to be and every part thereof for a perform and in

*G.P.M.***SKYSCRAPER**

Partner

(9)

defensible estate or inheritance **AND THAT NOTWITHSTANDING** any such act deed or thing, whatsoever as aforesaid the Vendors has good right, full power, absolute authority and indefeasible title to sell, convey, transfer the said property hereby sold and conveyed or expressed so to be unto and to use of Purchasers their heirs, executors, assigns in the manner aforesaid free from all encumbrances **AND THAT** the Purchasers shall and may at all times hereafter peaceably and quietly to enter into and upon hold, possessed and enjoyed the said property hereby granted in khas or through tenants and receive rents, issues and profits thereof, without any suit or trouble and without any lawful eviction interruption claim or demand, whatsoever from or by the Vendor or by any person or persons lawfully or equitably claiming from under or in trust for them or any of them **AND THAT FREE AND CLEAR** and freely and clearly and absolutely acquitted, exonerated and release and keep indemnified of and from and against all manner of former or other title estates, debts, troubles, attachments, liens, charges, encumbrances, whatsoever, made or suffered by the or by any of their predecessors in title or any person or persons having lawfully or equitable claiming from under or in trust for the Vendors or any of their predecessors in title **AND FURTHER** that the Vendors and all persons having or lawfully and equitably claiming any estate right, title or interest in the said property or any part thereof from under and in trust for the Vendors shall and will from time to time and at all times hereinafter at the request and cost of the Purchasers, their heirs, assigns, do and

GMM

SKYSCRAPER

Partner

(10)

DEEPAJ CONSTRUCTION PVT
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Devi Daula

execute or cause to be done or executed all such acts, deeds, and things, whatsoever, for further and more perfectly assuring the said land and every part thereof hereby granted unto and to the use of the Purchasers their heirs and/or assigns in the manner aforesaid as shall or may be reasonable required, according to the true intend and meaning of this deed **AND THAT** the Vendors has put the Purchasers in actual possession of said property hereby sold and transferred **AND THAT** the said property is not affected by any attachments including attachment under any certificate case or any proceedings started at the instance of the income tax of estate duty authorities or other Govt. Authorities, under public demand and recovery act or any other acts or otherwise, whatsoever and that there is no certificate case or proceedings against the Vendors for realization of arrears of income tax or estate duty or other taxes or dues or otherwise under the Public Demand & recovery Act. and/or any other acts for the time being in force and that the said property is not otherwise charged, mortgaged or encumbered **AND THAT** the said property is not affected by any notice or scheme of the any improvement trust or Municipality/Panchayat and that no declaration has been made or published for acquisition of the said property or any part thereof under the land Acquisition Act 1984 or any others acts or enactments inforce **AND THAT** there is no impediment under the provision of the Urban Land (Ceiling and Regulation) Act 1976 for the Vendors to grant, transfer, convey, sell, assign and assure the said property unto the Purchasers in the manner aforesaid **AND FURTHER THAT** the

GMM

SKYSCRAPER

Partner

LEPRAJ CONSTRUCTION PVT. LTD.
[Signature]

Director

[Signature]

(11)

Vendors and their heirs, executors and administrators, shall at all times thereafter indemnify and indemnified the Purchasers, their heirs, and assigns against any loss, damages, charges, cost and expenses,, if any, suffered by reason or any defect in the title of the Vendors or any breach of the covenant hereunder contained.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of bastu land measuring 5 Cottahs out of 89 Dec. together with 1064 Sft. single storied cement flooring , Pucca Roof residential building be the same and more or less lying and situated at Mouza Baruipur, J.L. no. 31, Pargana Medanmolla, comprised in C.S. Khatian No. 2648, appertaining to C.S. Khatian No. 2648,

R.S. Khatian No.	R.S. Plot no.	Area of Land
7584	2798	02 Cottah 08 Chattak 00Sft.
7585	2798	00 Cottah 08 Chattak 00Sft.
7586	2798	00 Cottah 08 Chattak 00Sft.
7587	2798	00 Cottah 08 Chattak 00Sft.
7588	2798	00 Cottah 08 Chattak 00Sft.
7589	2798	00 Cottah 08 Chattak 00Sft.

Total area of Land 5 Cottahs with 1064 Sft. single storied cement flooring , Pucca Roof residential building which is present sold land according to Deed No. 3096 Dated 30.05.1972 which was registered in the office of the Sub-Registrar at Baruipur and recorded in Book No. I, Volume No. 38, Pages 198 to 207.

G.M.W.

SKYSCRAPER

Partner

Master Chandra

Director

Sanjay

(13)

MEMO OF CONSIDERATION

RECEIVED the sum of Rs. 98,95,000/- (Rupees Ninety Eight Lakh Ninety Five Thousand) only from the Purchasers being the full consideration. money as per memo given below:

- 1) On 05.10.2023 paid by Demand Draft being No. 009892 from IDBI Bank, Baruipur Bhattacharya Para Branch, Rs. 49,95,000/- (Fourty Nine Lack Ninety Five Thousand) only.
- 2) On 05.10.2023 paid by Demand Draft being No. 009893 from IDBI Bank, Baruipur Bhattacharya Para Branch, Rs. 49,00,000/- (Fourty Nine Lack) only.

WITNESSES:

- 1. *Sara Ghosh*
Baruipur, West Bengal
- 2. *Debasis Bhattacharyya*
son of Late Gopesh Ch
Bhattacharyya

DEEPAJ CONSTRUCTION PVT. LTD.

Master Chandra

Director

SIGNATURE OF THE VENDORS

Drafted by

Gurusudas Nandan (Adv)
F-101, 125/1 of
Darwin / m / Kurn

Typed by

Sara Ghosh

Baruipur, Kolkata - 700 144.

SKYSCRAPER

Partner

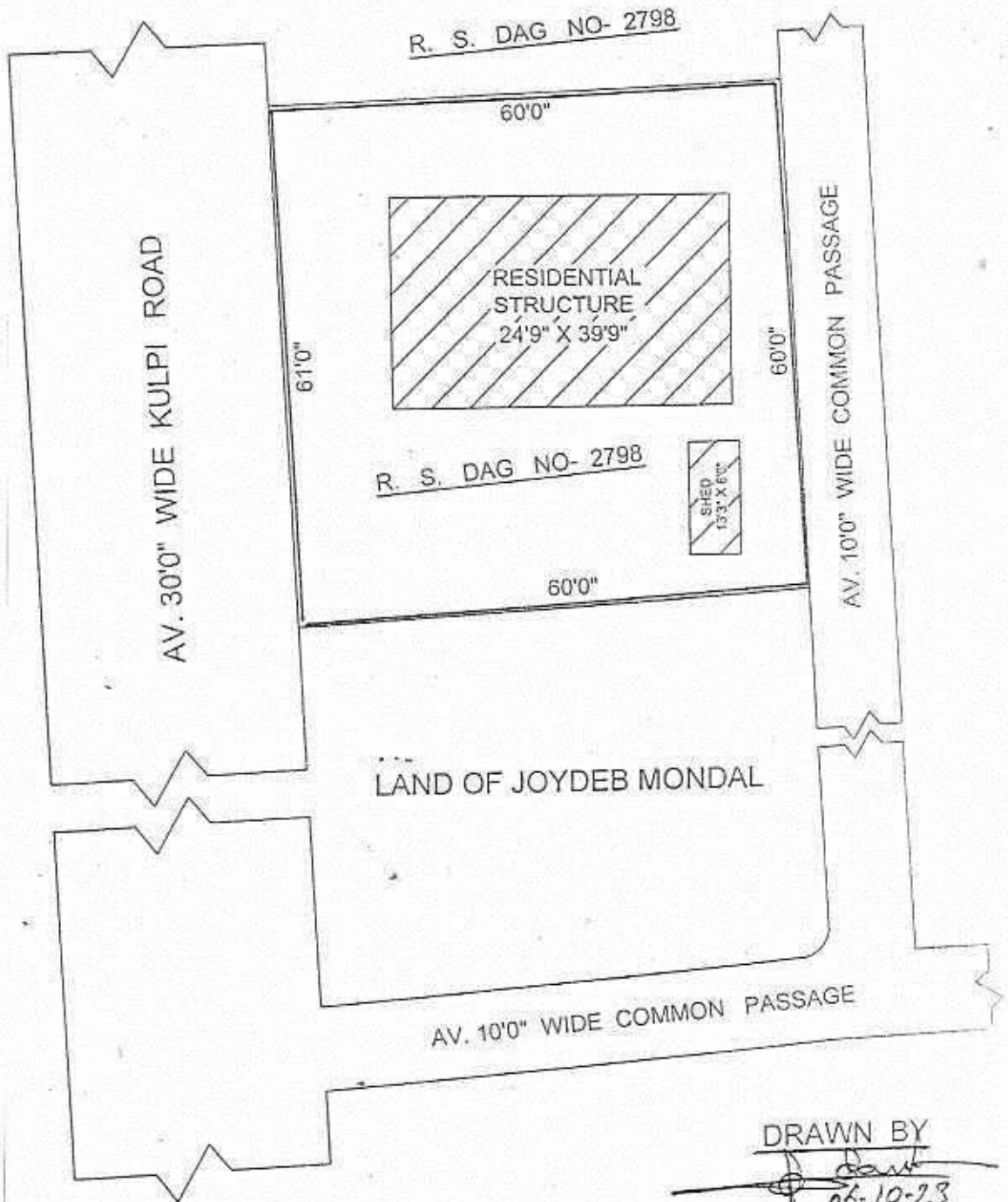
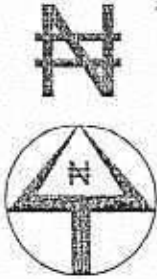
SITE PLAN OF LAND (AS PER DEED) BOUNDED BY RED LINE MEASURING 05 COTTAH 00 CHA 00 SQFT. IN PART OF R. S. DAG NO - 2798, MOUZA- BARUIPUR, J. L. NO- 31, WARD NO - 06, HOLDING NO - 8, KULPI ROAD, UNDER BARUIPUR MUNICIPALITY, P. S - BARUIPUR, DIST - 24, PGS. (South).

SCALE 1" = 20'0"

AREA OF SINGLE STORIED PUCCA RESIDENTIAL STRUCTURE = 984 SQFT.

AREA OF SHED = 80 SQFT.

TOTAL AREA OF STRUCTURE & SHED = 1064 SQFT.



DRAWN BY

[Signature]
06-10-23

DEEPRAJ CONSTRUCTION PVT. LTD.

SKYSCRAPER












Partner

[Signature]












Director

L.B.S.
29/11/23

Director

	Left hand					
	Right hand					

NAME : MADHAB CH PAUL
 SIGNATURE : *Madhab Ch. Paul*

	Left hand					
	Right hand					

NAME : SANJIB SARKAR
 SIGNATURE : *Sanjib Sarkar*

	Left hand					
	Right hand					

NAME : _____
 SIGNATURE : _____

SKYSCRAPER

Partner

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



061020232024817608

GRIPS Payment Detail

GRIPS Payment ID: 061020232024817608 Payment Init. Date: 06/10/2023 11:55:23
Total Amount: 489784 No of GRN: 1
Bank/Gateway: SBI EPay Payment Mode: SBI Epay
BRN: 1263563077033 BRN Date: 06/10/2023 11:55:58
Payment Status: Successful Payment Init. From: Department Portal

Depositor Details

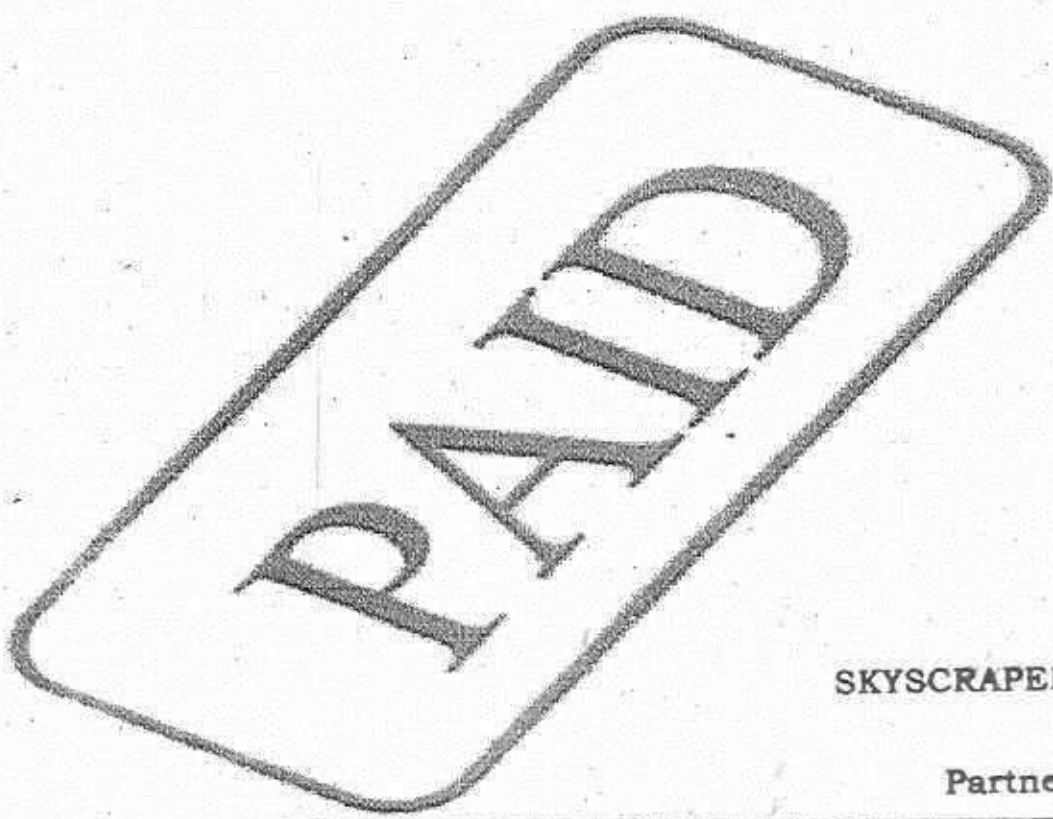
Depositor's Name: Mr SANJIB SARKAR
Mobile: 9433031332

Payment (GRN) Details

Sl. No	GRN	Department	Amount (₹)
1	192023240248176098	Directorate of Registration & Stamp Revenue	489784
Total			489784

IN WORDS: FOUR LAKH EIGHTY NINE THOUSAND SEVEN HUNDRED EIGHTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



SKYSCRAPER

Partner

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



192023240248176098

GRN Details

GRN: 192023240248176098 Payment Mode: SBI Epay
GRN Date: 06/10/2023 11:55:23 Bank/Gateway: SBIEpay Payment Gateway
BRN : 1263563077033 BRN Date: 06/10/2023 11:55:58
Gateway Ref ID: IGAQGWPTS2 Method: State Bank of India NB
GRIPS Payment ID: 061020232024817608 Payment Init. Date: 06/10/2023 11:55:23
Payment Status: Successful Payment Ref. No: 3002543102/5/2023
[Query No*/Query Year]

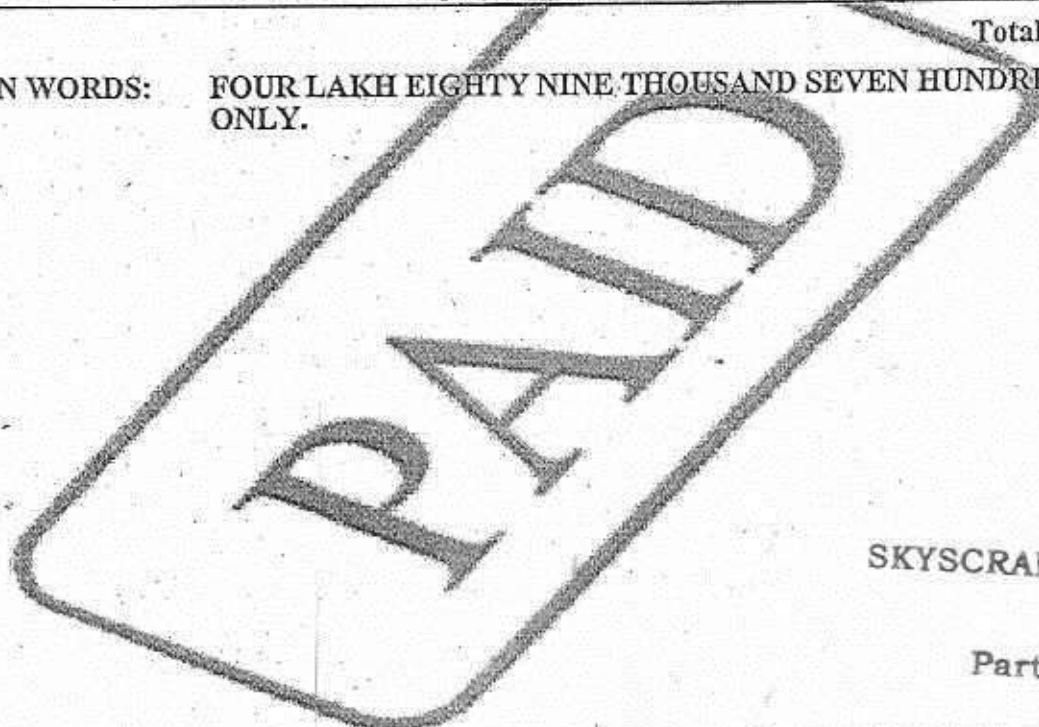
Depositor Details

Depositor's Name: Mr SANJIB SARKAR
Address: SARKAR VILLA RISHI BANKIM NAGAR, WARD 10, BARUIPUR
Mobile: 9433031332
Period From (dd/mm/yyyy): 06/10/2023
Period To (dd/mm/yyyy): 06/10/2023
Payment Ref ID: 3002543102/5/2023
Dept Ref ID/DRN: 3002543102/5/2023

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3002543102/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	390820
2	3002543102/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	98964
			Total	489784

IN WORDS: FOUR LAKH EIGHTY NINE THOUSAND SEVEN HUNDRED EIGHTY FOUR ONLY.



SKYSCRAPER

Partner

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)



- 1) NAME (নাম) :- Saroj Gharami
- 2) FATHER/HUSBAND NAME (পিতার/স্বামীর নাম) :- Late Sunil Gharami
- 3) OCCUPATION (পেশা) :- Business
- 4) PERMANENT ADDRESS (স্থায়ী ঠিকানা) :-
VILAGE/TOWN (গ্রাম) :- Barabheria
POST OFFICE (পোস্ট অফিস) :- Barabheria
POLICE STATION (থানা) :- Mandirebarar
PIN No (পিন নং) :- 743295
DISTRICT (জেলা) :- South 24 Pgs.
STATE (রাজ্য) :- W. B.

5) RELATIONSHIP WITH SELLER/ BUYER (দলিলের বিক্রেতা/গ্রহীতা গনের সহিত সম্পর্ক) :-

6) AADHAAR NO - PAN -
EPIC NO MOBILE NO - 9734361040

আমি (শনাক্তকারী) অত্র দলিলের (Query No)
..... বিক্রেতা/দাতাগনকে শনাক্ত করিলাম।

7) Saroj Gharami as identifier identifying the executants of the
concerned deed (Query No) 3002543102/2023

Saroj Gharami
IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)

SKYSCRAPER

Partner

Form No. 662

বজিয়ার।

১৭/১২
১৭/১২

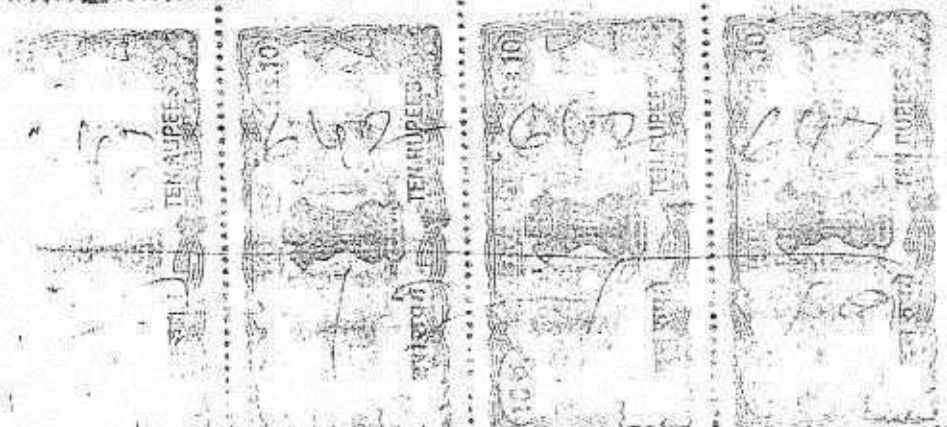
১৭/১২
১৭/১২

স্বত্বস্বত্বের বিবরণ				স্বত্বস্বত্বের বিবরণ		স্বত্বস্বত্বের বিবরণ		স্বত্বস্বত্বের বিবরণ	
ক্রমিক সংখ্যা	স্বত্বস্বত্বের বিবরণ	স্বত্বস্বত্বের বিবরণ	স্বত্বস্বত্বের বিবরণ	ক্রমিক সংখ্যা	স্বত্বস্বত্বের বিবরণ	ক্রমিক সংখ্যা	স্বত্বস্বত্বের বিবরণ	ক্রমিক সংখ্যা	স্বত্বস্বত্বের বিবরণ
১	১০০	১০০	১০০	২	১০০	৩	১০০	৪	১০০
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৩	১০০	১০০	১০০	৮	১০০	৯	১০০	১০	১০০
৪	১০০	১০০	১০০	১১	১০০	১২	১০০	১৩	১০০
৫	১০০	১০০	১০০	১৪	১০০	১৫	১০০	১৬	১০০
৬	১০০	১০০	১০০	১৭	১০০	১৮	১০০	১৯	১০০
৭	১০০	১০০	১০০	২০	১০০	২১	১০০	২২	১০০
৮	১০০	১০০	১০০	২৩	১০০	২৪	১০০	২৫	১০০
৯	১০০	১০০	১০০	২৬	১০০	২৭	১০০	২৮	১০০
১০	১০০	১০০	১০০	২৯	১০০	৩০	১০০	৩১	১০০

TESTED

১৭/১২
১৭/১২

স্বত্বস্বত্বের বিবরণ



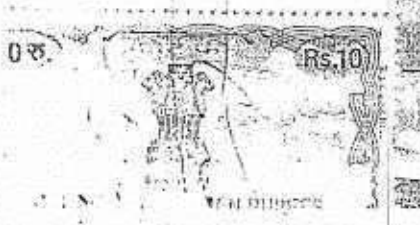
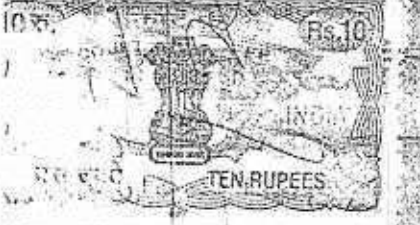
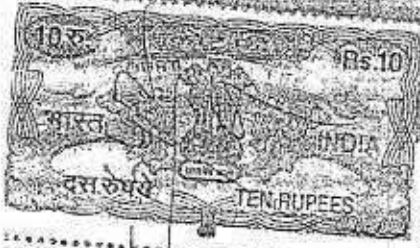
Certified to be a true copy
 of the evidence
 (Act. 1 of 1872)
 27.2.19
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SKYSCRAPER Partner

অর্থ বাহুর আর্থিক বৎসরের তালিকা

ক্রমিক নং	ব্যাংক নাম		তারিখ	কর	ব্যাংক	ব্যাংক	ব্যাংক	ব্যাংক
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Banking System



To be a true copy
 of the original
 as per
 Section 1 of 1872

আর্থিক বৎসরের তালিকা ...
 আর্থিক বৎসরের তালিকা ...
 আর্থিক বৎসরের তালিকা ...

SKYSCRAPER

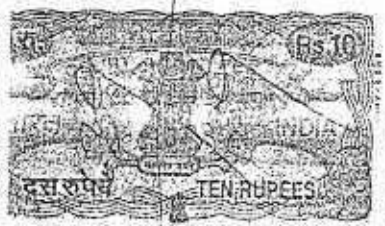
Partner

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খলিয়ান।

29/8/90

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ক্রমিক নং	স্বত্বাধিকারীর নাম (পূর্ণ নাম)	প্লট নং	আয়তনের বিবরণ	স্বত্বের প্রকার	স্বত্বের স্থিতি	স্বত্বের মূল্য	স্বত্বের তারিখ	স্বত্বের বিবরণ
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Records of rights finally framed & finally published under Sub Section (2) of Section 44 of the Estate Acquisition Act I of 1954.

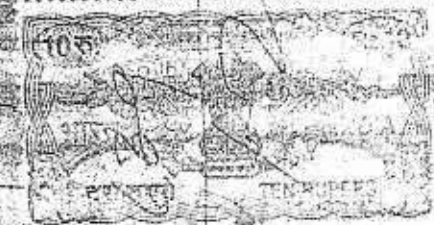
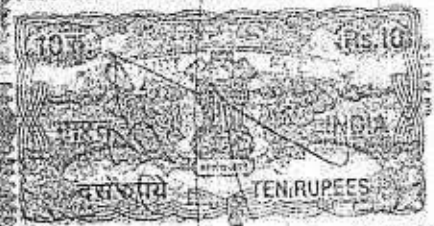
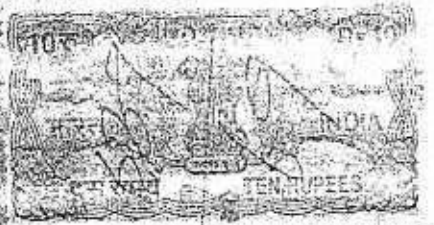


Certified to be a true copy.
 27-2-19
 Uth. authorised u/s 76
 of Indi. -idence Act, 1872
 (Act. 1 of 1872)

SKYSCRAPER
 Partner

স্বাক্ষরিত আবেদন প্রমাণীয় নহি।

সংক্রান্ত				সংক্রান্ত	সংক্রান্ত	সংক্রান্ত	সংক্রান্ত
ক্রমিক	সংক্রান্ত	সংক্রান্ত	সংক্রান্ত	সংক্রান্ত	সংক্রান্ত	সংক্রান্ত	সংক্রান্ত
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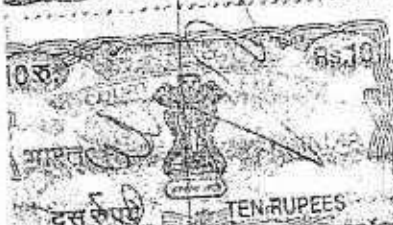
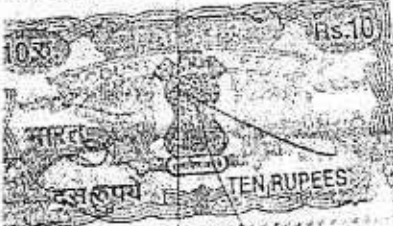
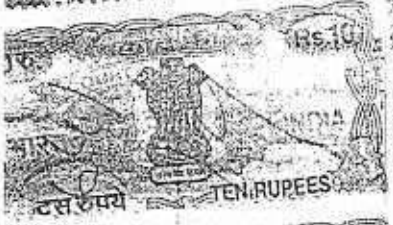
Considered to be a true copy
of India Evidence Act, 1872
(Act. 1 of 1872)

স্বাক্ষরিত আবেদন প্রমাণীয় নহি।
অধীনস্থ প্রমাণ নোট
স্বাক্ষর নোট

SKYSCRAPER
Partner

सत्यमेव जयते

क्र.सं.	विवरण	दिनांक	प्रमाण	विवरण	दिनांक	प्रमाण	विवरण	दिनांक	प्रमाण
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SKYSCRAPER

Partner

22/12/58

परिसर

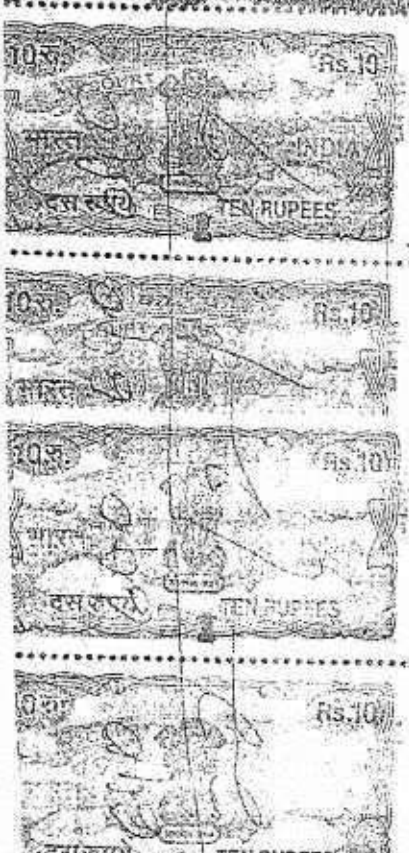
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क्र.सं.	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष

Case No.

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Records of the...
 Section 25 of the Estate
 Commission Act of 1934



Certified to be a true copy
 of the original
 authorised by
 Licence No. 1872
 (Part of 1872)

SKYSCRAPER
 Partner

270
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27/04/19

Name of the Party		Address of the Party			Area		Area of the Plot	
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ATTESTED

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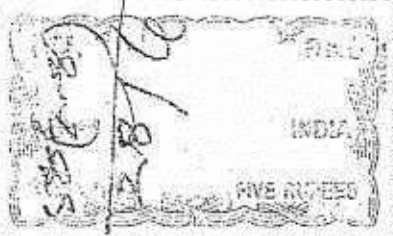
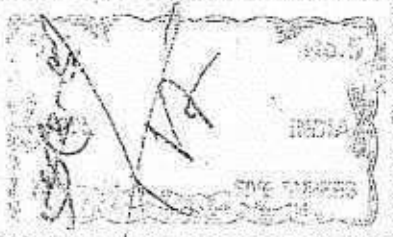
SKYSCRAPER

Partner

অর্থ প্রত্যয়ন স্বাক্ষরপত্র (সি.এ.সি.)

ক্র. নং	স্বাক্ষরকারী		তারিখ	স্বাক্ষর	পদের নাম	পদের শ্রেণি	স্বাক্ষর	তারিখ
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Bhabha Group



Certified to be a true and correct copy of the original as shown to me on 20/04/18
 Officer authorized to receive evidence under Section 173(1)(b) of the Cr.P.C. 1973

স্বাক্ষর প্রদানকারী
 স্বাক্ষর
 পদের নাম

SKYSCRAPER
 Partner

Handwritten notes at the top of the page, including dates like '22/11/57' and '22/11/58', and other illegible scribbles.

विशेष धारणा
 नाम धारण (या सदस्य नाम) NS
 पत्नी का नाम
 पता

क्र.सं.	विवरण	दिनांक	प्रमाण	अन्य
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ATTESTED:

क्र.सं.	विवरण	दिनांक	प्रमाण	अन्य
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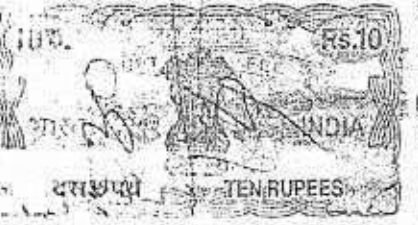
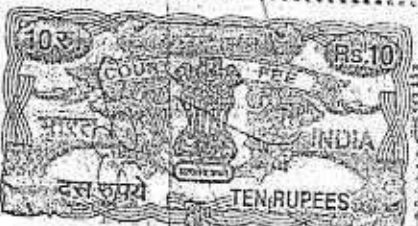
Notary Seal and Text:
 Notary Seal: A circular seal with a central emblem and text around the border.
 Text: "Notary Seal" and "Notary Public" (partially visible).
 Legality: "Legally published under section (2) of Section 44 of the State Acquisition (Act) of 1954."

Certified to be a true copy
 Of the original
 as per Evidence Act 1872

SKYSCRAPER
 Partner

স্বাক্ষরিত করুন।

ক্রমিক নং	নাম	পেশা	বয়স	বর্তমান ঋণ	বর্তমান মূল্য	বর্তমান মূল্য	বর্তমান মূল্য
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Certificate of a ...
of India ...

আপন স্বাক্ষরিত করে ...
আপনার স্বাক্ষর করে ...
স্বাক্ষর করে ...

SKYSCRAPER

Partner

Major Information of the Deed

Deed No.:	I-1611-08860/2023	Date of Registration:	06/10/2023
Query No./Year:	1611-3002543102/2023	Office where deed is registered:	
Query Date:	05/10/2023 3:55:47 PM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sasanka Mondal Baruipur, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9734361040, Status :Advocate		
Transaction:	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth Value:	Market Value		
Rs. 98,95,000/-	Rs. 98,95,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 3,95,820/- (Article:23)	Rs. 98,964/- (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:- Baruipur, Municipality: BARUIPUR, Road: Kulpi Road, Road Zone : (Ward no-6 -- Ward no-6) , Mouza: Baruipur, , Ward No: 6, Holding No:8 JI No: 31, Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2798	RS-7584	Bastu	Bastu	2 Katha 8 Chatak	45,00,000/-	45,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	RS-2798	RS-7585	Bastu	Bastu	8 Chatak	9,00,000/-	9,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	RS-2798	RS-7586	Bastu	Bastu	8 Chatak	9,00,000/-	9,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L4	RS-2798	RS-7587	Bastu	Bastu	8 Chatak	9,00,000/-	9,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L5	RS-2798	RS-7588	Bastu	Bastu	8 Chatak	9,00,000/-	9,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L6	RS-2798	RS-7589	Bastu	Bastu	8 Chatak	9,00,000/-	9,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL :			8.25Dec	90,00,000 /-	90,00,000 /-	
		Grand Total :			8.25Dec	90,00,000 /-	90,00,000 /-	

SKYSCRAPER

Partner




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6	1064 Sq Ft.	8,95,000/-	8,95,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1064 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1064 sq ft	8,95,000 /-	8,95,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Deepraj Construction Private Limited 48/1A Dr Suresh Sarkar Road, City:- , P.O:- Entally, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 , PAN No.:: aaxxxxx9p, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sanjib Sarkar (Presentant) Son of Mohan Sarkar Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office		 Captured	
	06/10/2023	06/10/2023	LTI	06/10/2023
Son of Mohan Sarkar Sarkar Villa Rishi Bankim Nagar Ward 10, City:- , P.O:- Baraipur, P.S:-Baraipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: atxxxxx5r, Aadhaar No: 71xxxxxxxx7247, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office				



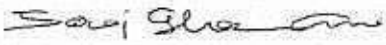
SKYSCRAPER

Partner

Representative Details :

Sl No.	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Madhab Chandra Paul Son of Late Radha Gobinda Paul Date of Execution - 06/10/2023, , Admitted by: Self, Date of Admission: 06/10/2023, Place of Admission of Execution: Office		 Captured	
		Oct 6 2023 1:04PM	LTI 06/10/2023	06/10/2023
17 Suren Tagore Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx6D, Aadhaar No: 90xxxxxxxx0174 Status : Representative, Representative of : Deepraj Construction Private Limited (as director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Saroj Gharami Son of Late Sunil Gharami Bazarberia, City:- , P.O:- Bazarberia, P.S:-Mandirbazar, District:-South 24-Parganas, West Bengal, India, PIN:- 743395		 Captured	
	06/10/2023	06/10/2023	06/10/2023
Identifier Of Sanjib Sarkar, Madhab Chandra Paul			

SKYSCRAPER

Partner

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Deepraj Construction Private Limited	Sanjib Sarkar-4.125 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Deepraj Construction Private Limited	Sanjib Sarkar-0.825 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Deepraj Construction Private Limited	Sanjib Sarkar-0.825 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Deepraj Construction Private Limited	Sanjib Sarkar-0.825 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Deepraj Construction Private Limited	Sanjib Sarkar-0.825 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Deepraj Construction Private Limited	Sanjib Sarkar-0.825 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Deepraj Construction Private Limited	Sanjib Sarkar-1064.00000000 Sq Ft

SKYSCRAPER**Partner**

Endorsement For Deed Number : I - 161108860 / 2023

On 05-10-2023

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 98,95,000/-

Subhrangshu Mandal

Subhrangshu Shekhar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

On 06-10-2023

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

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

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

Presented for registration at 12:04 hrs on 06-10-2023, at the Office of the A.D.S.R. BARUIPUR by Sanjib Sarkar ,Claimant.

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

Execution is admitted on 06/10/2023 by Sanjib Sarkar, Son of Mohan Sarkar, Sarkar Villa Rishi Bankim Nagar Ward 10, P.O: Baruiপুর, Thana: Baruiপুর, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business

Identified by Saroj Gharami, . . Son of Late Sunil Gharami, Bazarberia, P.O: Bazarberia, Thana: Mandirbazar, . South 24-Parganas, WEST BENGAL, India, PIN - 743395, by caste Hindu, by profession Business

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

Execution is admitted on 06-10-2023 by Madhab Chandra Paul, director, Deepraj Construction Private Limited, 48/1A Dr Suresh Sarkar Road, City:- , P.O:- Entally, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014

Identified by Saroj Gharami, . . Son of Late Sunil Gharami, Bazarberia, P.O: Bazarberia, Thana: Mandirbazar, . South 24-Parganas, WEST BENGAL, India, PIN - 743395, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 98,964.00/- (A(1) = Rs 98,950.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 98,964/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 06/10/2023 11:55AM with Govt. Ref. No: 192023240248176098 on 06-10-2023, Amount Rs: 98,964/-,
Bank: SBI EPay (SBlePay), Ref. No. 1263563077033 on 06-10-2023, Head of Account 0030-03-104-001-16

SKYSCRAPER

Partner

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,95,820/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 3,90,820/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 2751, Amount: Rs.5,000.00/-, Date of Purchase: 06/10/2023, Vendor name: S GAZI

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/10/2023 11:55AM with Govt. Ref. No: 192023240248176098 on 06-10-2023, Amount Rs: 3,90,820/-,
Bank: SBI EPay (SBlePay), Ref. No. 1263563077033 on 06-10-2023, Head of Account 0030-02-103-003-02

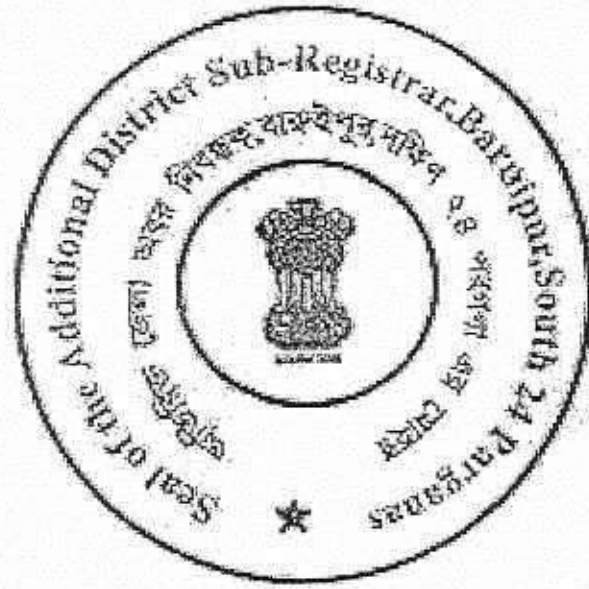
S. Mandal

Subhrangshu Shekhar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

SKYSCRAPER

Jourabon Chatterjee
Partner

ate of Registration under section 60 and Rule 69.
stered in Book - I
Volume number 1611-2023, Page from 181425 to 181466
being No 161108860 for the year 2023.



Asuandil

Digitally signed by SUBHRANGSHU SHEKHAR
MANDAL
Date: 2023.10.09 15:18:28 +05:30
Reason: Digital Signing of Deed.

(Subhrangshu Shekhar Mandal) 09/10/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
West Bengal.

SKYSCRAPER
Sourabh Salra
Partner