

20873/24

20/10/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 063819

G 063819

Certified that the document is
 admitted for registration. The
 signature sheet and endorsement
 sheet which are attached to this
 document are correct and true.

A.D.S.R., Howrah

26 OCT 2021

DEED OF SALE

THIS DEED OF SALE is made on this 26th day of October, 2021 (Two Thousand Twenty One)

BETWEEN

BENGAL GHG NIRMAN PVT. LTD., (CIN No. U45400WB2007PTC116603 & PAN - AADCB1648R) a company incorporated under the Companies Act, 1956, having its Registered office at 80, Bentinck Street, Kolkata - 700 001, Police Station - Bowbazar, Post Office - G.P.O. PIN - 700 001, represented by its Director **SRI RAJIV KUMAR GUPTA** (PAN - ADWPG0176E & AADHAAR No.

Contd.....

26/10
 2021
 2067591

SL. NO. 1553 DATE 07/10/21

VALUE 5000 RUPEES PAISE

NAME Bijay Kumar Singh

ADDRESS 88, College Road, Howrah - 711003.

STAMP VENDOR - SOUMYA BANERJEE
CIVIL COURT, HOWRAH



Soumya Banerjee

818850 8

*Navet Chandho
Datta Apurba Kumar Chandho
19/2 Nag Para Lane
Shibpur, Howrah - 2*



[Signature]

Additional District Judge
Howrah

26 OCT 2021

5241 6517 6429), son of Sri Hiralal Gupta; by faith Hindu, by occupation Business, residing at 10/2A, Alipur Park Place, Kolkata - 27, as per resolution dated 21-10-2021, adopted by the Board of Directors in a special General Meeting, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Directors, Successors-in-office, administrators, legal representatives, executors, and assigns) of the **ONE PART**.

A N D

SRI BIJAY KUMAR SINGH (PAN - AMAPS3820Q & AADHAAR No. 4845 8714 9308), son of Late Chandrama Singh, by faith Hindu, by occupation Business, residing at Rabindra Nagar Complex, Flat No. 106, Block - A, 88, College Road, P.O. B. Garden, P.S. AJC Bose B. Garden, District Howrah, PIN - 711 103, herein after referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS the vendor is sole and absolute owner of All That piece and parcel of mokorari mourashi bastu land, measuring about 5 (Five) cottahs 5 (Five) Chittaks 18 (Eighteen) Sq. feet, together with tile shed structures standing thereon, situated at Holding No. 107/3/3/1, Seikh Para Lane, P.S. Shibpur, District Howrah, more fully described in the schedule hereunder;

Contd.....

AND WHEREAS one Smt. Amiya Banerjee was sole and absolute owner of the entire property of Holding no. 107/3/3, (old 107) Seikh Para Lane, P.S. Shibpur, District Howrah, measuring about 19 (Nineteen) Cottahs 6 (Six) Chittaks 24 (Twenty Four) Sq. feet and She became owner of the said property by purchase from one Smt. Kamala Chakraborty, by a deed of sale, dated 22-04-1966, registered in the office of Sub-Registrar, Howrah Vide Book No. 1, Volume No. 37, Pages 181 to 191, Being No. 1640, for the year 1966;

AND WHEREAS while said Smt. Amiya Banerjee seized and possessed of her said purchased property by mutating her name in the record of Howrah Municipal Corporation and constructing a two storied building and other tile shed structures thereon, by a Deed of Settlement, dated 04-04-1990 settled and/or transfer her said entire property of 107/3/3, Seikh Para Lane, P.S. Shibpur, District Howrah, to her two sons viz., Nitun Kumar Banerjee and Soumen Banerjee and one daughter Smt. Reba Ganguly by specifically demarking the said property into 4 (Four) plots, which is specifically shown and delineated in the plan annexed with the said deed of settlement as Lot - 'A', Lot - 'B', Lot - 'C' and Lot - 'D' and as per said deed of settlement said Nitun Banerjee got Lot - 'A' property, said Soumen Banerjee got said Lot - 'B' & Lot - 'D' property and said Smt. Reba Ganguly got Lot - 'C' property as sole and absolute owner thereof, subject to life interest of the said Smt. Amiya Banerjee;

Contd.....

AND WHEREAS in the mean while said Smt. Reba Ganguly, gifted her said Lot - 'C' property measuring 1 (One) Cottah 13 (Thirteen) Chittaks 29 (Twenty Nine) Sq. feet together with tile shed structures standing thereon to the said Soumen Banerjee by a Deed of Gift, dated 23-09-2002 registered in the office of Additional District Sub-Registrar, Howrah, Vide Deed no. 6698 of 2002, wherein said Smt. Amiya Banerjee joined as confirming party and since then the said Soumen Banerjee was enjoying the said three plots i.e. Lot - 'A' , Lot - 'B' , Lot - 'C' & Lot - 'D' property as mentioned in the said deed of settlement partly in Khas and partly through tenants;

AND WHEREAS subsequently said Soumen Banerjee on confirmation of the said property by a registered Deed of Sale, dated 13-08-2008, sold his said Lot - 'C' and Lot - 'D' properties, measuring in total about 5 (Five) Cottahs 5 (Five) Chittaks 18 (Eighteen) Sq. feet together with tile shed structures standing thereon, situated within the part of holding no. 107/3/3, Seikh Para Lane, P.S.Shibpur, District Howrah, more fully described in the schedule hereunder to the vendor herein, said Deed of Sale was registered in the office of Additional District Sub- Registrar at Howrah, Vide Book No. 1, Volume No. 20, Pages 2855 to 2871, Being No. 04822, for the year 2008.

AND WHEREAS the Vendor thereafter mutated its name in the record of Howrah Municipal Corporation and after mutation of the said property of the Vendor renumbered as holding no. 107/3/3/1, Seikh Para Lane and

Contd.....

the Vendor also mutated its name in the settlement record of rights in respect of the said property comprised in R.S. Dag No. 174 and LR Dag No. 191, within Mouza Shibpur, Sheet No. 84, as sole and absolute owner thereof.

AND WHEREAS the Vendor herein with an intention to make construction of (G+3) Multi-storied building on its said property already obtained permission from Kolkata Metropolitan Development Authority by paying necessary fees thereof under Sec. 46 of West Bengal Town and Country (Planning and Development) Act 1979 being Approval/Permission No. 164/1(4)/KMDA/SP/DP-73/(1624/HMC), dated 25-09-2017 as the said property is within 500 Metres from Kona Expressway and accordingly the vendor already submitted a building plan before the Howrah Municipal Corporation for its sanction which is still pending.

AND WHEREAS now the Vendor due to its urgent necessity, financial crisis and valid legal reasons declare to sell its said property with right to make said (G+3) Multi-Storied building on approval of said permission under Section 46 of West Bengal Town and Country (Planning and Development) Act 1979 with Plan as submitted for Sanction before the Howrah Municipal Corporation, together with all rights of easements and appurtenances, civic amenities and facilities in the said property. The Purchaser herein being interested to purchase the said property offered a sum of Rs. 23,00,000/- (Rupees Twenty Three Lac) only. The Vendor

Contd.....

accepted said proposal of the Purchasers considering the said price as highest market price and accordingly they have agreed to sell the said property, more fully described in the schedule written hereunder to the Purchasers at the same price.

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the said agreement and consideration of the sum of Rs. 23,00,000/- (Rupees Twenty Three Lac) only paid by the Purchasers to the Vendor as per Memo of Consideration written hereunder, the receipt whereof the Vendor do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the purchasers, their heirs, executors, legal representatives and assigns and also the said property the Vendor do by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto the purchasers, their heirs, executors, legal representatives and assigns free from all encumbrances, attachment and other defects in title All That piece and parcel of mokorari mourashi bastu land, measuring about 5 (Five) cottahs 5 (Five) Chittaks 18 (Eighteen) Sq. feet, together with tile shed structures standing thereon, situated at Holding No. 107/3/3/1, Seikh Para Lane, P.S. Shibpur, District Howrah, more fully described in the schedule hereunder or **HOWSOEVER** otherwise the said property is now or heretofore were or was situate, butted, bounded, called, known, numbered, distinguished **TOGETHER WITH** all benefit and advantages of ancient and other rights, liberties, easements, privileges, appendages

Contd.....

and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof usually held, used occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and/or every part thereof together furthermore all the estate, right, title, inheritance, use, trust, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said property or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any way relate to the said property or any part thereof and which now are or hereafter shall or may be in custody, power or possession of the Vendor or his heirs, executors, administrators or representatives or any persons from whom he can or may procure the same without any suit or in equity **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of Purchasers, their heirs, executors, legal representatives and assigns forever freed and discharged from or otherwise by the Vendor and sufficiently indemnified of and against all encumbrances, claims, lien etc. whatsoever created or suffered by the Vendor from to these presents **AND** the Vendor do hereby for himself, his heirs, executors, administrators and representatives covenant with the Purchasers, their heirs, executors, legal representatives and assigns **THAT** notwithstanding any act, deed or

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thing whatsoever by the Vendor or by any of his predecessors and ancestor in title done or executed or knowingly suffered to the contrary the Vendor had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the Purchasers, their heirs, executors, legal representatives and assigns in the manner aforesaid **AND THAT** the Purchasers, their heirs, executors, legal representatives and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, 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 from him or under any of his ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save identified of from and against all and all manner of claims., charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND THAT** neither any notice of any requisition and /or acquisition is issued nor any portion thereof is under requisition or acquisition proceeding is pending

Contd.....

by Public/Central or State Government authorities and the said property and all portion thereof are free from all encumbrances, charges, liens, lispendenses, attachments, claims trust, acquisition and/or requisition thereof and that no public demand of any kind whatsoever is outstanding against and /or payable by the Vendor and that there is no impediment of any nature whatsoever by reason of which the Vendor is prevented from selling and /or transferring and/or disposing of the said property or any portion thereof and that no other person or persons except the Vendor has any right, title and interest whatsoever in and to the said property or any portion thereof **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for him or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and cost of the Purchasers, their heirs, executors, legal representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchasers, their heirs, executors, legal representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER MORE** that the Vendor and all his heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchasers, their heirs, executors, legal representatives

Contd.....

and assigns from any loss, damages, costs, charges and expenses, if any, suffered by reason of any defect in the title of the Vendor in the said property or any breach of the covenants hereunder contained.

SCHEDULE

ALL THAT piece and parcel of mokorari mourashi bastu land, measuring about 5 (Five) Cottahs 5 (Five) Chittaks 18 (Eighteen) Sq. feet, together with tile shed structures (1,500 sq. feet) standing thereon, situated at Holding No. 107/3/3/1, Seikh Para Lane, (corresponding to R.S. Dag No. 174 and LR Dag No. 191, within Mouza Shibpur, Sheet No. 84), P.S. Shibpur, District Howrah, within HMC Ward No. 38, butted and bounded as follows:-

ON THE NORTH : Seikh Para Lane.
 ON THE SOUTH : Holding No. 107/3/2, Seikh Para Lane.
 ON THE EAST : 12 feet wide common passage.
 ON THE WEST : property of Nitun Kumar Banerjee.

MEMO OF CONSIDERATION

<u>Date</u>	<u>Draft No.</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
25-10-2021	759000	Union Bank	Rs. 23,00,000/-

Rs. 23,00,000/-

(Rupees Twenty Three Lac) only.

Contd.....

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

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF WITNESSES :-

- 1) Souma Bhunia
341A, L.B. 2nd
Hm
- 2) Narab Chandra
19/2 Naz Parada
Shibpur, Howrah - 2.

For BENGAL GHG NIRMAN PVT. LTD.

Rajiv Kumar Saha Director

SIGNATURE OF THE VENDOR.

Miyu K. Roy

SIGNATURE OF THE PURCHASER.

Drafted by:-

Soumitra Das
Advocate.

Enrolment No. F-1039 of 2015.

Judges' Court, Howrah.

Typed by:- Souma Bhunia

**SALE DEED PLAN OF
HOLDING NO. 107/3/3/1, SEIKH PARA LANE
P.S. CHATTERJEEHAT (OLD SHIBPUR),
DIST. - HOWRAH , H.M.C. WARD NO. 38.**



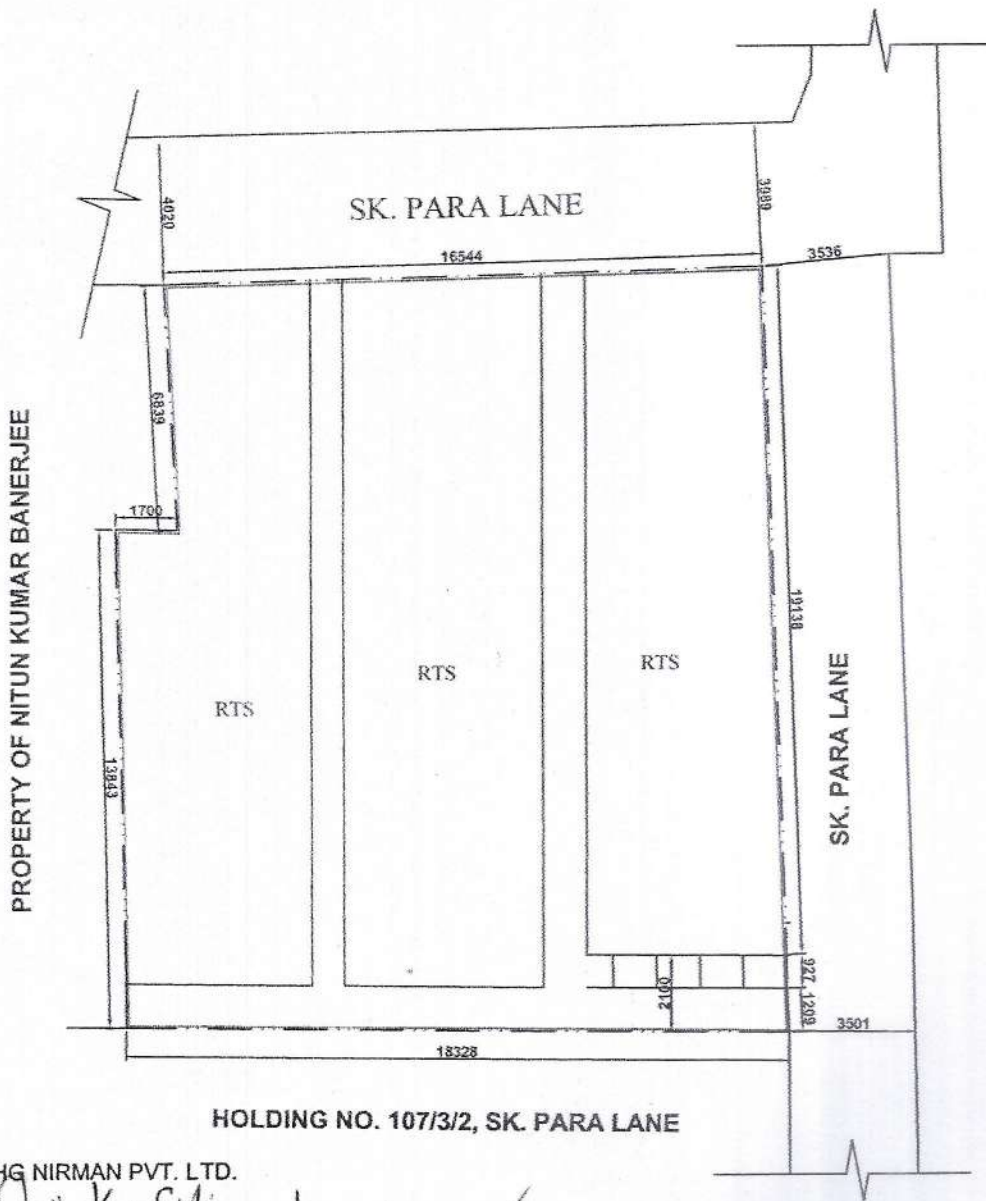
SCALE :- 1:200

TOTAL AREA OF THE LAND : 5KH. - 5CH. - 18 SFT.

AREA SHOWN IN RED BORDER :

VENDOR : BENGAL GHG NIRMAN PVT. LTD.

PURCHASER : BIJAY KUMAR SINGH.



For BENGAL GHG NIRMAN PVT. LTD.














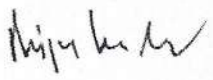










Bijay Kumar Singh
Director

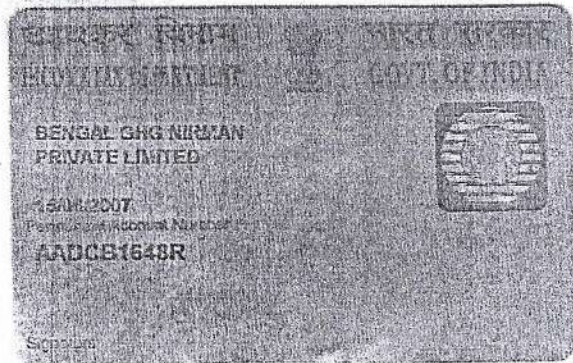
Bijay Kumar Singh

DRAWN BY: KAJAL SINGHA.

FORM FOR TEN FINGER IMPRESSION

Page No.....

Sl No.	Picture & Signature of Executants	Little	Ring	Middle (Right Hand)	Fore	Thumb
	 					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
	Signature of	Little	Ring	Middle (Right Hand)	Fore	Thumb
	 					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
	Signature of	Little	Ring	Middle (Right Hand)	Fore	Thumb
		Little	Ring	Middle (Left Hand)	Fore	Thumb



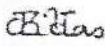
PERMANENT ACCOUNT NUMBER
ADWPG0176E

NAME
RAJIV KUMAR GUPTA

FATHER'S NAME
HIRALAL GUPTA

DATE OF BIRTH
10-08-1965

SIGNATURE



COMMISSIONER OF INCOME-TAX, W.B.

Rajiv Kumar Gupta

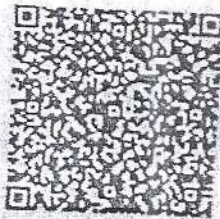




~~सर्वकार~~
~~GOVERNMENT OF INDIA~~



Rajiv Kumar Gupta
DOB: 10/08/1965
Male / MALE



5241 6517 6429

Aadhaar-Aam Admi ka Adhikar



~~सर्वकार~~ ~~गवर्नमेण्ट~~ ~~ऑफ~~ ~~इण्डिया~~ ~~आधार~~ ~~प्राधिकरण~~
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
S/O Hira Lal Gupta, Gupta Niket, 10/2A
alipore Park Place, P.O- Alipore,
P.S-Alipore, Kolkata, Kolkata,
West Bengal - 700027



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AMAPS3820Q





नाम / Name
BIJAY KUMAR SINGH

पिता का नाम / Father's Name
CHANDRUMA SINGH

जन्म की तारीख / Date of Birth
12/10/1966


 हस्ताक्षर / Signature



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

आयकर संपर्क केंद्र
 For Income Tax Related
 Queries call Toll Free Nos.
 1961
 or
 18001801961

इस कार्ड को खोने/पाने पर कृपया सूचित करें/वापस करें।
 आयकर पैन सेवा यूनिट, UTTISI,
 प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
 नवी मुंबई-400 614


ভারত সরকার
GOVERNMENT OF INDIA




বিক্রম কুমার সিং
Bijay Kumar Singh
 পিতা: লেট চন্দ্রাম সিং
Father: LATE CHANDRAMA SINGH

জন্মসাল/Year of Birth: 1966
 পুংস/ Male

4845 8714 9308




আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয়-প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: C/O বিক্রম কুমার সিং
 ১২০০ বর্ডার লেন কলকাতা, ৮৮ নম্বর বোর্ড
 হাওরা (মিউনিসিপাল কর্পোরেশন), বি.গার্ডেন
 হাওরা, পশ্চিমবঙ্গ, ৭১১১০৩


Address: C/O Bijay Kumar Singh, A108 RABINDRA NAGAR COMP., 88 COLLEGE ROAD, Haora Corporation, B Garden, Haora, West Bengal, 711103




1947
1800 180 1947



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



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

2010577M

GRN Details

GRN: 192021220100527131 Payment Mode: Online Payment
GRN Date: 25/10/2021 19:10:08 Bank/Gateway: Bank of Boroda
BRN : 1259640486 BRN Date: 25/10/2021 19:10:46
Payment Status: Successful Payment Ref. No: 2002067591/5/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Bijay Kumar Singh
Address: B Garden Howrah
Mobile: 9830726833
Depositor Status: Buyer/Claimants
Query No: 2002067591
Applicant's Name: Mr BIJAY KUMAR SINGH
Identification No: 2002067591/5/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002067591/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	334184
2	2002067591/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	84805
			Total	418989

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

Major Information of the Deed

Deed No :	I-0502-10547/2021	Date of Registration	26/10/2021
Query No / Year	0502-2002067591/2021	Office where deed is registered	
Query Date	07/10/2021 8:23:18 PM	0502-2002067591/2021	
Applicant Name, Address & Other Details	BIJAY KUMAR SINGH 88, COLLEGE ROAD, Thana : Shibpur, District : Howrah, WEST BENGAL, PIN - 711103, Mobile No. : 9903443408, 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. 23,00,000/-	Rs. 84,79,095/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,39,184/- (Article:23)	Rs. 84,805/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Seikh para Lane, , Premises No: 107/3/3/1, , Ward No: 038 Pin Code : 711104

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 5 Chatak 18 Sq Ft	19,00,000/-	80,74,095/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, Encumbered by Tenant,
Grand Total :				8.8069Dec	19,00,000 /-	80,74,095 /-	



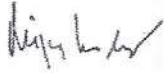
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	4,00,000/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1500 sq ft	4,00,000 /-	4,05,000 /-	



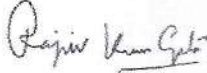
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Bengal Ghg Nirman Pvt. Ltd. 80, BENTICK STREET, City:- Kolkata, P.O:- CALCUTTA, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxx8R,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
	Mr BIJAY KUMAR SINGH Son of Late CHANDRAMA SINGH Executed by: Self, Date of Execution: 26/10/2021 , Admitted by: Self, Date of Admission: 26/10/2021 ,Place : Office			
	26/10/2021	LTI 26/10/2021		26/10/2021
Son of Late CHANDRAMA SINGH RABINDRA NAGAR COMPLEX, Block/Sector: A, Flat No: 106, 88, College Road, City:- Howrah, P.O:- B GARDEN, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx0Q, Aadhaar No: 48xxxxxxxx9308, Status :Individual, Executed by: Self, Date of Execution: 26/10/2021 , Admitted by: Self, Date of Admission: 26/10/2021 ,Place : Office				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RAJIV KUMAR GUPTA (Presentant) Son of Mr HIRALAL GUPTA Date of Execution - 26/10/2021, , Admitted by: Self, Date of Admission: 26/10/2021, Place of Admission of Execution: Office			
	Oct 26 2021 12:53PM	LTI 26/10/2021		26/10/2021
10/2A, ALIPUR PARK PLACE, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6E, Aadhaar No: 52xxxxxxxx6429 Status : Representative, Representative of : Bengal Ghg Nirman Pvt. Ltd. (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MANOJ CHANDRA Son of Late APURBA CHANDRA 19/2, NAGPARA LANE, City:- Howrah, P.O:- SHIBPUR, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102			
	26/10/2021	26/10/2021	26/10/2021
Identifier Of Mr RAJIV KUMAR GUPTA, Mr BIJAY KUMAR SINGH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Bengal Ghg Nirman Pvt. Ltd.	Mr BIJAY KUMAR SINGH-8.80688 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Bengal Ghg Nirman Pvt. Ltd.	Mr BIJAY KUMAR SINGH-1500.00000000 Sq Ft

On 26-10-2021

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 12:50 hrs on 26-10-2021, at the Office of the A.D.S.R. HOWRAH by Mr. RAJIV KUMAR GUPTA ..

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 84,79,095/-

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

Execution is admitted on 26/10/2021 by Mr BIJAY KUMAR SINGH, Son of Late CHANDRAMA SINGH, RABINDRA NAGAR COMPLEX, Sector: A, Flat No: 106, 88, Road: College Road, , P.O: B GARDEN, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711103, by caste Hindu, by Profession Business

Indetified by Mr MANOJ CHANDRA, , , Son of Late APURBA CHANDRA, 19/2, NAGPARA LANE, P.O: SHIBPUR, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Service

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

Execution is admitted on 26-10-2021 by Mr RAJIV KUMAR GUPTA, DIRECTOR, Bengal Ghg Nirman Pvt. Ltd. (Private Limited Company), 80, BENTICK STREET, City:- Kolkata, P.O:- CALCUTTA, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr MANOJ CHANDRA, , , Son of Late APURBA CHANDRA, 19/2, NAGPARA LANE, P.O: SHIBPUR, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 84,805/- (A(1) = Rs 84,791/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 84,805/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/10/2021 7:11PM with Govt. Ref. No: 192021220100527131 on 25-10-2021, Amount Rs: 84,805/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1259640486 on 25-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,39,184/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,34,184/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1553, Amount: Rs.5,000/-, Date of Purchase: 07/10/2021, Vendor name: Soumya Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/10/2021 7:11PM with Govt. Ref. No: 192021220100527131 on 25-10-2021, Amount Rs: 3,34,184/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1259640486 on 25-10-2021, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH

Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2021, Page from 368120 to 368147

being No 050210547 for the year 2021.



Digitally signed by KAUSTAVA DEY
Date: 2021.10.29 19:01:06 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2021/10/29 07:01:06 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)