

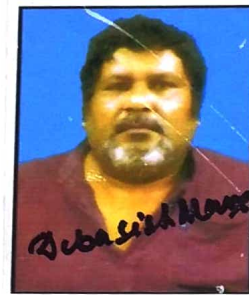
01/2080/23

I-12016/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

82AB 196507



18/8
B-2067954
VC-3454/23

THIS DEED OF CONVEYANCE is made this 18th day of August Two Thousand and Twenty Three BETWEEN DEBASISH MANNA (PAN BGZPM3552M & Aadhaar No. 7231 0857 3237) son of Late Sachinandan Manna an Indian national, by faith Hindu, by occupation business of No. 77, Peary Mohan Roy Road, Kolkata 700 027 PO

Certified that the document is admitted to Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-II
Alipore, South 24-Parganas

22 AUG 2023

66021



15121

[Handwritten signature]



15121

FOR GOPALA ENCLAVE PVT. LTD.

[Handwritten signature]
Director

11511



15122

Debasish Mondal

Subhasis Dasgupta
Advocate
Alipore Judge Court

NAME _____
ADD. _____
Rs. _____

14 JUN 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
28 & 3, K. S. Roy Road, KOL-I

18/8/23

14 JUN 2023

14 JUN 2023



District Sub Registrar-II
Alipore, South 24 Parganas
8 AUG 2023



15123

Sisir Mondal
SISIR MONDAL
Petua Mondal Para,
O Ruidaspara, Petua,
Baruipur, 24 PGS (S)
Kolkata-700147

ESOS GUA S S

Alipore PS Chetla hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or therebe something repugnant to the subject or context hereof shall be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND GOPALA ENCLAVE PRIVATE LIMITED**, (PAN AADCG0726F) a company within the meaning of the Companies Act, 2013 and presently having its registered office situate at No. 77, Peary Mohan Roy Road, Kolkata 700 027, PO Alipore, PS Chetla and is herein represented by one of its directors **Mr. Vivek Ruia** (PAN ACP8539Q) son of Late Sheo Kumar Ruia an Indian national, by faith Hindu, by occupation Business, of No. 21/2, Ballygunge Place, Kolkata 700 019 PO Ballygunge PS Gariahat hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or therebe something repugnant to the subject or context hereof shall be deemed to mean and include its successors, successors – in – interest and assigns) of the **OTHER PART**:

WHEREAS:

- A. By a Bengali Kobala dated 10th April 1914 and registered with the Joint Sub-Registrar of Alipore in Book No. I, volume No. 10 in pages 90 to 97 being No. 1411 of 1914 Bidhusundari Dasi sold transferred and conveyed unto and in favour of Harimati Dasi **ALL THAT** the piece or parcel of land containing by ad-measurement an area of 02 bighas 01 cottah 03 chittacks and 05 sq. ft. be the same a little more or less lying situate at and/or being premises No. 5/1 subsequently 53/1, Moyerpore Road (hereinafter referred to as the said **LAND**) for the consideration and in the manner as contained and recorded therein.
- B. By a Bengali deed of Gift dated 21st September 1933 and registered with the District Sub-Registrar at Alipore in Book No. I, volume No. 86 in pages 71 to 74 being deed No. 3923 of 1933 the said Harimati Das gave bequeathed and demised unto and in favour of her husband namely Bhupal Chandra Manna **ALL THAT** the said Land in the manner as contained and recorded therein.



- C. The Calcutta Improvement Trust acquired a portion of the said Land and the remaining of the said Land measures 28 (twenty eight) Cottahs, 07 (seven) chittacks and 05 (five) sq. ft. (be the same a little more or less) and the same has been named and numbered as municipal premises No. 77, Peary Mohan Roy Road, PS. Chetla, Kolkata 700 027 in ward No. 82 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- D. Thus, the said Bhupal Chandra Manna became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Premises free of all encumbrances whatsoever and/or howsoever and also constructed a two storied building on part thereof.
- E. The said Bhupal Chandra Manna was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 16th February 1953 leaving behind him surviving his three sons namely Anadi Kumar Manna, Abani Kumar Manna and Amal Krishna Manna and his wife namely Harimati Manna as his only heirs and/or representatives.
- F. Pursuance to the promulgation of the Hindu Succession Act, 1956 the said Harimati Manna became owner in equal share into or upon the said Premises alongwith the said Anadi Kumar Manna, Abani Kumar Manna and Amal Krishna Manna each one them having an equal 1/4th part and/or share into or upon the said Premises.
- G. The said Harimati Manna was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 12th February 1973 leaving behind her surviving her three sons namely Anadi Kumar Manna, Abani Kumar Manna and Amal Krishna Manna and two daughters namely Aditya Bala Das and Gayatri Roy as her only legal heirs and/or representatives.



✓

- H. The said Aditya Bala Das died intestate on 29th August 1977 and Kishori Mohan Das and Murari Mohan Das became entitled to the share of the said Aditya Bala Das into or upon the said Premises.
- I. The said Abani Kumar Manna was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 06th January 1991 as a bachelor leaving behind him surviving his two brothers namely Anadi Kumar Manna and Amal Krishna Manna and one sister Gayatri Roy as his only surviving legal heirs and/or representatives
- J. The said Amal Krishna Manna was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 10th July 2000 leaving behind him surviving his widow namely Mina Manna, two sons namely Asim Manna and Animesh Manna and one daughter namely Bharati Basu as his only legal heirs and/or representatives.
- K. The said Anadi Kumar Manna was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 20th July 2002 leaving behind him surviving his three sons namely Sachi Nandan Manna, Sourendra Nath Manna, Amarendra Nath Manna, three daughters namely Amiya Mitra, Anita Sarkar and Anima Khan and the legal heirs of his predeceased son namely Dipendra Nath Manna who died intestate on 20th November 2001 leaving behind him surviving his widow Kalpana Manna and one daughter namely Sumana Manna as his only legal heirs and/or representatives since his wife namely Durga Rani Manna predeceased him on 27th September 1981 and his another son namely Birendra Nath Manna also predeceased him as a bachelor on 28th November 1999.
- L. The said Mina Manna was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 21st July 2008 leaving behind her surviving her two





District Sub Registrar-II
Alipore, South 24 Parganas
1 8 AUG 2023

sons namely Asim Manna and Animesh Manna and one daughter namely Bharati Basu as her only legal heirs and/or representatives.

M. Thus, under the circumstances the following have following shares in the said Premises: -

i.	Asim Manna	02/15 th
ii.	Animesh Manna	02/15 th
iii.	Bharati Basu	02/15 th
iv.	Sachi Nandan Manna	02/35 th
v.	Sourendra Nath Manna	02/35 th
vi.	Amarendra Nath Manna	02/35 th
vii.	Kalpana Manna	} 02/35 th
viii.	Sumana Manna	
ix.	Amiya Mitra	02/35 th
x.	Anita Sarkar	02/35 th
xi.	Anima Khan	02/35 th
xii.	Gayatri Roy	03/20 th
xiii.	Kishori Mohan Das & Murari Mohan Das	01/20 th

N. By the Deed of Conveyance dated 01st August 2009 and registered with the ADSR Alipore in Book No. I, CD volume No. 21 in pages 3266 to 3280 being No. 04813 of 2009 the said Kishori Mohan Das and Murari Mohan Das sold transferred and conveyed unto and in favour of Swastic Projects (P) Ltd. **ALL THAT** the undivided 01/20th part and/or share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.

O. By the Deed of Conveyance dated 17th September 2009 and registered with the ADSR Alipore in Book No. I, CD volume No. 24 in pages 9185 to 9199 being No. 10763 of 2009 the said Gayatri Roy sold transferred and conveyed unto and in favour of Swastic Projects (P) Ltd. **ALL THAT** the undivided 03/20th part and/or



District Sub Registrar-II
Alipore, South 24 Parganas
1 8 AUG 2023

share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.

P. The said Sachinandan Manna was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 22nd November 2011 leaving behind him surviving his only son Debasis Manna as his only legal heir and/or representative since his wife namely Jharna Manna predeceased him on 09th July 2004.

Q. The said Anima Khan was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 17th February 2012 leaving behind her surviving her only son Ashis Khan as her only legal heir and/or representative and the husband of the said Anima Khan namely Sibnath Khan also died on 04th March 2021.

R. The Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the undivided 02/35th part and/or share into or upon the said Premises (hereinafter referred to as the said **UNDIVIDED SHARE**) morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written at or for the total consideration of Rs.80,00,000/= (Rupees Eighty Lakhs) only and upon the terms and conditions as contained and recorded therein, free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, tenancies whatsoever and/or howsoever.

S. At or before the execution of these presents the Vendor has assured and represented to the Purchaser as follows which has been relied upon fully by the Purchaser: -

- i. The Vendor is seized and possessed of or otherwise well and sufficiently entitled to the said Undivided Share as the absolute owner with a marketable title in respect thereof;





District Sub Registrar-II
Alipore, South 24 Parganas
18 AUG 2020

- ii. The said Premises is free of all encumbrances charges liens lispens attachments trusts mortgages whatsoever and/or howsoever;
- iii. No prohibitory orders are pending or subsisting in respect of the said Premises or any part thereof.
- iv. The said Premises or any part thereof is not subject to any notice of attachment under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statute or ~~Rules and Regulations~~.
- v. No Notice of Acquisition or Requisition affects the said Premises nor is there any bar legal or otherwise in the Vendor selling the said Undivided Share to the Purchaser.
- vi. The freehold interest and/or ownership interest of the Vendor in the said Premises does not stand mortgaged or encumbered or agreed to be mortgaged by the Vendor by way of security or additional security and/or collateral security and/or otherwise in favour of any Bank and/or any Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any other loan taken or to be taken by the Vendor for any purpose whatsoever and/or howsoever.
- vii. The Vendor has not encumbered the said Premises or any part thereof in any manner.
- viii. All municipal rates taxes and outgoing payable in respect of the said Premises, upto the date of execution of these presents, have been duly paid and discharged by the Vendor.
- ix. There are no tenants and/or trespassers and/or occupiers upon any part or portion of the said Premises.
- x. The Vendor does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- xi. That the recitals of title mentioned hereinbefore are true and factual and the Vendor has not suppressed any facts relating to the title of the said Premises





District Sub Registrar-II
Alipore, South 24 Parganas
18 AUG 2023

and there are no other incidents relating to the title of the said Premises other than those that are recited hereinabove.

- T. The Purchaser has from time to time made payment of the consideration amount as aforementioned and has now requested the Vendor to sign and execute the deed of conveyance in its favour.

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of Rs.80,00,000/= (Rupees Eighty Lakhs) only of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby as also by the memo hereunder written admit and acknowledge to have received and the payment of the same and every part thereof) he the Vendor doth hereby acquit release and discharge the Purchaser and the said Undivided Share into or upon the said Premises hereby intended to be conveyed he the Vendor doth hereby infeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the undivided 02/35th part and/or share (hereinafter referred to as the said **UNDIVIDED SHARE** and the same is morefully and particularly described in the **SECOND SCHEDULE** hereunder written) into or upon **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 28 (twenty eight) Cottahs, 07 (seven) chittacks and 05 (five) sq. ft. (be the same a little more or less) together with the two storied building and other structures lying situate at and/or being municipal premises No. 77, Peary Mohan Roy Road (formerly 75 & 77, Peary Mohan Roy Road), PS, Chetla, Kolkata 700 027, ward No. 82 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) and the same is morefully and particularly described in the **FIRST SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said Premises now is or at any point of time heretofore were or was situated butted and bounded called known numbered described or distinguished with





District Sub Registrar-II
Alipore, South 24 Parganas
1 8 AUG 2023

the intent and object that the Vendor has ceased to have any right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon the said Premises or any or every part thereof **TOGETHER WITH** all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever to the extent of the said Undivided Share or any part thereof belonging or in any way appertaining to or usually held used occupied therewith or part or parcel thereof and reputed to belong or be appurtenant thereto **AND TOGETHER WITH** all legal incidents thereto and the reversion or reversions remainder or remainders rents issues and profits benefits and advantages thereof and all estate right title interest and/or claim into or upon the said Premises **AND TOGETHER WITH** the right for the Purchaser and/or its successors in title owners or occupiers for the time being of the said Undivided Share hereby conveyed with or without horses horse carts cars vehicles whether mechanically propelled or otherwise to pass and/or repass over along and in the paths ways passages and for laying filtered and/or unfiltered water pipes and all other cables and lines and wires in and on and along any portion of the said Premises and all and every and entire right title interest claim demand estate whatsoever and/or howsoever of the Vendor of in and into or upon the said Premises and/or any part or portion of the said Premises mentioned in the First Schedule hereunder written and every part thereof including the said Undivided Share being hereby sold transferred conveyed assured and assigned and/or intended so to be **TOGETHER WITH** all pattas muniments of title writings plans maps deeds documents indentures conveyances and/or any other document of title or in any way concerning and/or relating to or in any way covering the said Premises and/or any part thereof which now are or may hereafter shall and/or may be in possession control custody and/or management of the Vendor **AND TO HAVE AND TO HOLD** the said Undivided Share being hereby sold transferred granted conveyed assured and assigned and/or so otherwise expressed and/or intended to be unto and in use of the Purchaser hereafter and forever





District Sub Registrar-II
Alipore, South 24 Parganas
1 8 AUG 2023

in the manner as aforesaid free of all encumbrances, charges, liens, lispensens, attachments, trusts, mortgages, tenancies, trespass, whatsoever and/or howsoever.

2. **THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER** as follows:

- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendor to the contrary the Vendor are lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to ALL THAT the said Undivided Share hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispensens attachments trusts mortgages whatsoever and/or howsoever.
- b) **THAT**, the interest which the Vendor doeth hereby professes to transfer subsists and that the Vendor has good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said Undivided Share and every part thereof hereby ~~sold~~ granted conveyed transferred assigned and assured unto and in favour of the Purchaser herein in the manner as aforesaid and in accordance to the true intent object and meaning of these presents.
- c) **THAT**, it shall be lawful for the Purchaser from time to time and at all material times hereinafter to enter into and upon and hold occupy and enjoy the said Undivided Share and to receive the rents issues and profits thereof without any eviction interruption hindrance claims or demands or disturbance whatsoever from or by the Vendor herein and/or any person or persons or any other person or persons claiming through under or in trust for any of them having lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said Undivided Share and every part thereof and from and clear freely and clearly and absolutely acquitted exonerated and forever discharged and/or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified of and from and against all charges arrear of rates and taxes



District Sub Registrar-II
Alipore, South 24 Parganas
1 8 AUG 2023

encumbrances and deposits whatsoever and/or howsoever made done executed and/or occasioned by the Vendor and/or the predecessors in title of the Vendor and/or any of them.

- d) **THAT**, the said Undivided Share and/or the said Premises and every part thereof is freed exonerated and discharged from and against all manner of encumbrances whatsoever on its ownership.
- e) **THAT**, the Vendor and all persons having or lawfully or equitably claiming any estate right title demand or interest whatsoever and/or howsoever into or upon the said Undivided Share or any part thereof shall and will from time to time and at all material times hereafter upon every request and cost of the Purchaser make do acknowledge execute register and perform all such further and other lawful and reasonable acts deeds conveyances matters assurances and things whatsoever and/or howsoever for further better or more perfectly assuring the said Undivided Share hereby sold transferred conveyed assigned assured and every part thereof unto and in favour and use of the Purchaser and/or its successors in interest in the manner as aforesaid as shall or may be required.
- f) **THAT**, the Vendor shall unless prevented by fire or some other inevitable accident from time to time and at all material times hereafter upon every reasonable request and at the cost of the Purchaser make do produce or cause to be made done produced to the Purchaser or their Attorney and/or agents at any trial commission, examination tribunal court board authority firm for inspection or otherwise as occasion shall require all or any of the deeds documents and writings in respect of the said Premises if those in possession the Vendor AND ALSO shall at the like request deliver to the Purchaser such attested or other true copies of them as the Purchaser may requires and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe un-obliterated and un-canceled.
- g) **THAT**, the Vendor have ceased to have any right title interest claim and/or demand into or upon the said Premises and/or under the Development Agreement or any





District Sub Registrar-II
Alipore, South 24 Parganas
8 AUG 2023

part thereof and every right of any nature existing and/or hereafter accruing shall now belong to the Purchaser exclusively.

THE FIRST SCHEDULE ABOVE REFERRED TO
(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 28 (twenty eight) Cottahs, 07 (seven) chittacks and 05 (five) sq. ft. (be the same a little more or less) together with the structures measuring about 1000 sq. ft. lying situate at and/or being municipal premises No. 77, Peary Mohan Roy Road (formerly 75 & 77, Peary Mohan Roy Road), PS. Chetla, Kolkata 700 027 in ward No. 82 of the Kolkata Municipal Corporation having assessee No. 110821200921 and is butted and bounded in the manner as follows: -

- ON THE NORTH: Partly by common passage and partly by municipal premises No. 73B, Peary Mohan Roy Road;
- ON THE EAST: By municipal premises No. 9B, Chetla Road;
- ON THE WEST: Partly by KMC Road named as Peary Mohan Roy Rd. and partly by municipal premises No.79, Peary Mohan Roy Road;
- ON THE SOUTH: Partly by municipal premises No.79, Peary Mohan Roy Road and partly by Kolkata Improvement Trust Quarters bearing municipal premises No.81/A, Peary Mohan Roy Road;

OR HOWSOEVER OTHERWISE the same are is was or were heretofore-butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO
(UNDIVIDED SHARE)

ALL THAT the undivided 02/35th part and/or share into or upon the said Premises referred to in the First Schedule above i.e. 1170.28 sq. ft. in the land and 57 sq. ft. in the structure together with all benefits of the Vendor as owner thereof.





District Sub Registrar-II
Alipore, South 24 Parganas
1 8 AUG 2023

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

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

in the presence of:

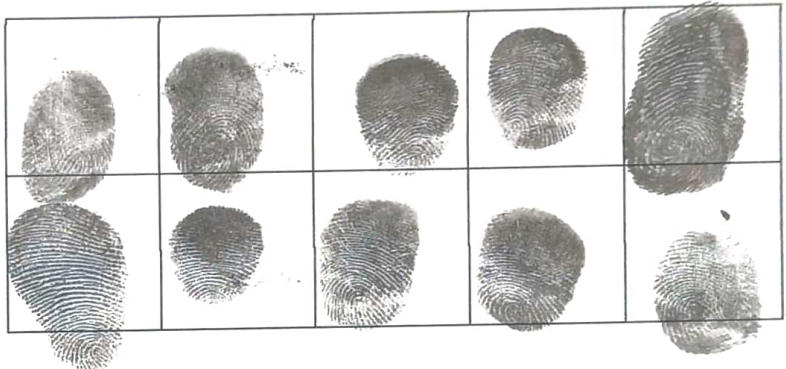
Debasish Manna
11

Sisir Mondal
SISIR MONDAL
Petua Mondal Para,
O Ruidaspara, Petua,
Baruipur, 24 PGS (S)
Kolkata-700147

Debasish Manna

Left

Right



SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the presence of:

FOR GOPALA ENCLAVE PVT. LTD.

11511

Director

Sisir Mondal
Sujit Talwar

Sisir Mondal
Sujit Talwar

Left

Right



Dilip Kumar Goel
DILIP KUMAR GOEL
Advocate
Alipore Court
F/873/798/99



District Sub Registrar-II
Alipore, South 24 Parganas
1 8 AUG 2023

RECEIVED of and from the within named

PURCHASER the within mentioned sum of

RUPEES EIGHTY LAKHS ONLY

RS.80,00,000/=

being the total Consideration in terms

hereof and paid in the manner as follows:

MEMO OF CONSIDERATION

Date	Cheque No.	Drawn On	Amount Rs.	In favour of
28.04.2014	000079	Standard Chartered Bank	5,00,000/=	Debasish Manna
16.08.2023	300197	Kotak Mahindra Bank	74,19,407/=	Debasish Manna
(Rupees Eighty Lakhs) only		TDS	<u>80,593/=</u>	
			Rs. <u>80,00,000/=</u>	

WITNESSES:

- 1) *Debasish Manna*
- 2) *Sig. Tew*

Debasish Manna.

VENDOR



District Sub Registrar-II
Alipore, South 24 Parganas
1 8 AUG 2023



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



192023240169570128

GRN Details

GRN:	192023240169570128	Payment Mode:	SBI Epay
GRN Date:	14/08/2023 14:00:00	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0802477003730	BRN Date:	14/08/2023 14:00:48
Gateway Ref ID:	202322600936850	Method:	State Bank of India New PG CC
GRIPS Payment ID:	140820232016957011	Payment Init. Date:	14/08/2023 14:00:00
Payment Status:	Successful	Payment Ref. No:	2002067954/1/2023
			[Query No*/Query Year]

Depositor Details

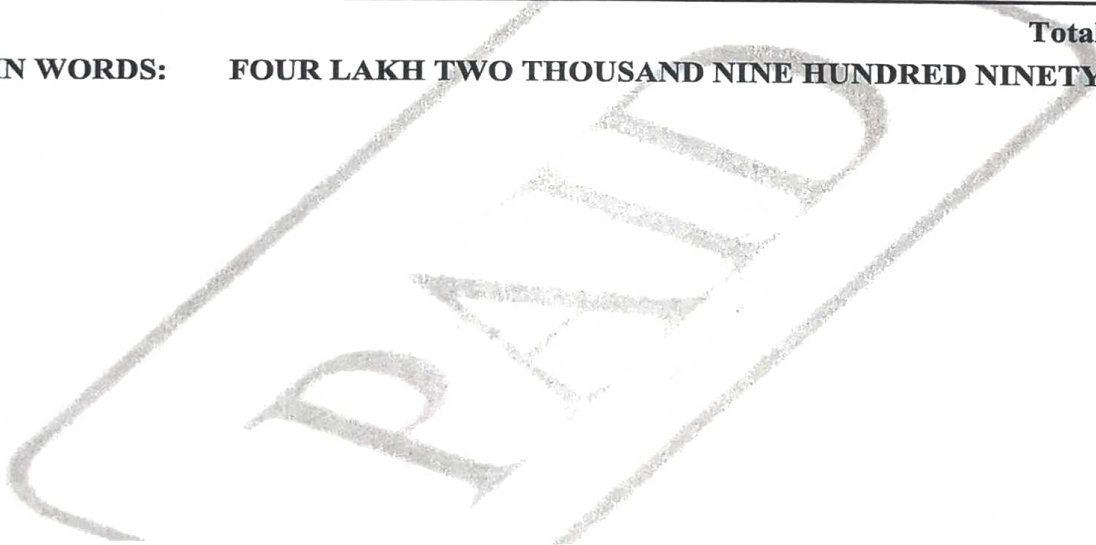
Depositor's Name:	Ms Gopala Enclave Pvt Ltd
Address:	21/2 Ballygunge place kolkata 700019
Mobile:	9831312355
Period From (dd/mm/yyyy):	14/08/2023
Period To (dd/mm/yyyy):	14/08/2023
Payment Ref ID:	2002067954/1/2023
Dept Ref ID/DRN:	2002067954/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002067954/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	322384
2	2002067954/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	80607

Total 402991

IN WORDS: **FOUR LAKH TWO THOUSAND NINE HUNDRED NINETY ONE ONLY.**







Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



140820232016957011

GRIPS Payment Detail

GRIPS Payment ID:	140820232016957011	Payment Init. Date:	14/08/2023 14:00:00
Total Amount:	402991	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0802477003730	BRN Date:	14/08/2023 14:00:48
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

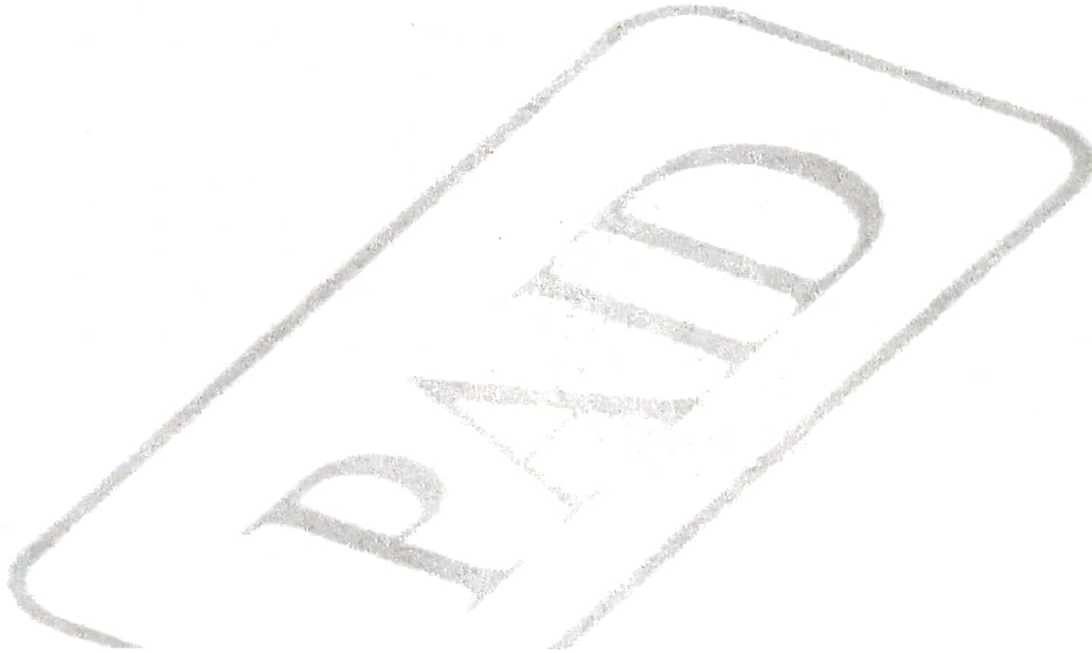
Depositor's Name: Ms Gopala Enclave Pvt Ltd
Mobile: 9831312355

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240169570128	Directorate of Registration & Stamp Revenue	402991
Total			402991

IN WORDS: FOUR LAKH TWO THOUSAND NINE HUNDRED NINETY ONE ONLY.

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











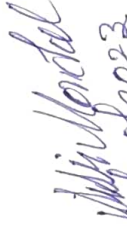




Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022002067954/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Vivek Ruia City:- , P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Buyer [Gopala Enclave Private Limited]			 18.08.2023
2	Mr Debasish Manna City:- , P.O:- Alipore, P.S:-Chetla, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Seller			 18/08/23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sisir Mondal Son of Mr Jadav Mondal City:- Baruipur, P.O:- Baruipur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147	Mr Vivek Ruia, Mr Debasish Manna			 18/08/2023

(Suman Basu)

DISTRICT SUB-REGISTRAR

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



District Sub Registrar-II
Alipore, South 24 Parganas
8 AUG 2023

South 24-Parganas, West
Bengal



District Sub Registrar-II
Alipore, South 24 Parganas
1 8 AUG 2023

Major Information of the Deed

Deed No :	I-1602-12016/2023	Date of Registration	22/08/2023
Query No / Year	1602-2002067954/2023	Office where deed is registered	
Query Date	12/08/2023 1:34:11 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Uday Jalan 21/2, Ballygunge Place Kolkata, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 80,00,000/-	Rs. 80,59,344/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,22,394/- (Article:23)	Rs. 80,639/- (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:- Chetla, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Peary Mohan Roy Road, Road Zone : (Gobinda Auddy Road Crossing -- Rest) , , Premises No: 77, , Ward No: 082 Pin Code : 700027

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	1170.28 Sq Ft	80,00,000/-	80,45,686/-	Property is on Road
Grand Total :				2.6819Dec	80,00,000 /-	80,45,686 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	57 Sq Ft.	0/-	13,658/-	Structure Type: Structure
Gr. Floor, Area of floor : 57 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		57 sq ft	0 /-	13,658 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Debasish Manna Son of Late Sachinandan Manna City:- , P.O:- Alipore, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bgxxxxxx2m, Aadhaar No: 72xxxxxxx3237, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Gopala Enclave Private Limited City:- , P.O:- Alipore, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 , PAN No.:: aaxxxxxx6f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Vivek Ruia (Presentant) Son of Late Sheo Kumar Ruia 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.:: acxxxxx9q, Aadhaar No: 89xxxxxxx4246 Status : Representative, Representative of : Gopala Enclave Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sisir Mondal Son of Mr Jadav Mondal City:- Baruipur, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147			
Identifier Of Mr Vivek Ruia, Mr Debasish Manna			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Debasish Manna	Gopala Enclave Private Limited-2.6819 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Debasish Manna	Gopala Enclave Private Limited-57.00000000 Sq Ft

Endorsement For Deed Number : I - 160212016 / 2023

On 18-08-2023

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

Presented for registration at 15:35 hrs on 18-08-2023, at the Private residence by Mr Vivek Rula ..

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 80,59,344/-

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

Execution is admitted on 18/08/2023 by Mr Debasish Manna, Son of Late Sachinandan Manna, P.O: Alipore, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business

Identified by Mr Sisir Mondal, , , Son of Mr Jadav Mondal, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service

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

Execution is admitted on 18-08-2023 by Mr Vivek Rula, Director, Gopala Enclave Private Limited (Private Limited Company), City:- , P.O:- Alipore, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700027

Identified by Mr Sisir Mondal, , , Son of Mr Jadav Mondal, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 22-08-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 80,639.00/- (A(1) = Rs 80,593.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 80,607/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/08/2023 2:00PM with Govt. Ref. No: 192023240169570128 on 14-08-2023, Amount Rs: 80,607/-, Bank: SBI EPay (SBlePay), Ref. No. 0802477003730 on 14-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,22,394/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 3,22,384/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 196507, Amount: Rs.10.00/-, Date of Purchase: 14/06/2023, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/08/2023 2:00PM with Govt. Ref. No: 192023240169570128 on 14-08-2023, Amount Rs: 3,22,384/-,
Bank: SBI EPay (SBlePay), Ref. No. 0802477003730 on 14-08-2023, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 457061 to 457085

being No 160212016 for the year 2023.



Suman

Digitally signed by Suman Basu
Date: 2023.09.22 12:30:06 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 22/09/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.