

010615/23

I-10339/23

# भारतीय गैर न्यायिक



## INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

82AB 196506



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



THIS DEED OF CONVEYANCE is made this 18<sup>th</sup> day of August Two Thousand and Twenty Three BETWEEN KALPANA MANNA (PAN CLJPM8288A & Aadhaar No. 3439 3230 7563) wife of Late Dipendra Nath Manna an Indian national, by faith Hindu, by occupation housewife of No. 77, Peary Mohan Roy Road, Kolkata 700 027 PO

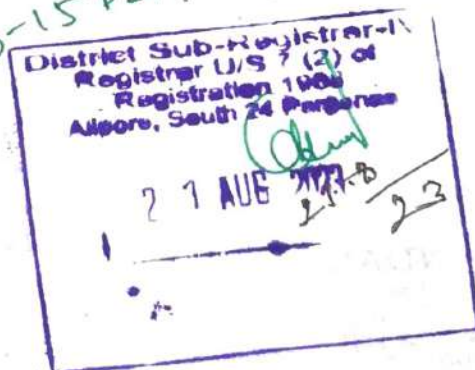


Kalpana Manna

18/08/2023

Q-2002067924/2023

3-15 PM



3-15 PM  
18/8/23



66027



8577

*[Handwritten signature]*

NAME \_\_\_\_\_  
 ADD. \_\_\_\_\_  
 Rs. \_\_\_\_\_  
**14 JUN 2023**  
**SURANJAN MUKHERJEE**  
 Licensed Stamp Vendor  
 Court  
 2 & 3, K. S. Roy Road, Kol-1

Subhasis Dasgupta  
Advocate  
Alipore Judge Court



8577

FOR GOPALA ENCLAVE PVT. LTD.  
*[Handwritten signature]*  
 Director

14 JUN 2023

14 JUN 2023



8582

Kaippama manna



8583

*[Faint, illegible text]*

Sumana Manha



*[Handwritten signature]*

*[Handwritten signature]*  
**SISIR MONDAL**  
 Petua Mondal Para,  
 O Ruidaspara, Petua,  
 Baruipur, 24 PGS (S)  
 Kolkata-700147

District Sub-Registrar-IV  
 Registrar U/S 7(2) of  
 Registration 1908  
 Alipore, South 24 Parganas  
**18 AUG 2023**

Alipore PS Chetla and **SUMANA MANNA** (PAN CLJPM8363A & Aadhaar No. 3186 3697 5491) daughter of Late Dipendra Nath Manna an Indian national, by faith Hindu, by occupation service of No. 77, Peary Mohan Roy Road, Kolkata 700 027 PO Alipore PS Chetla hereinafter jointly 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 both of their respective 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 ACPPR8539Q) 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 10<sup>th</sup> 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.





District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

18 AUG 2023



- B. By a Bengali deed of Gift dated 21<sup>st</sup> 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 or part thereof.
- E. The said Bhupal Chandra Manna was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 16<sup>th</sup> 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 1/4<sup>th</sup> part and/or share into or upon the said Premises.





District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

18 AUG 2023

- G. The said Harimati Manna was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 12<sup>th</sup> 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 29<sup>th</sup> 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 06<sup>th</sup> 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 10<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> 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





District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

18 AUG 2023



on 27<sup>th</sup> September 1981 and his another son namely Birendra Nath Manna also predeceased him as a bachelor on 28<sup>th</sup> November 1999.

L. The said Mina Manna was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 21<sup>st</sup> July 2008 leaving behind her surviving her two 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 <sup>th</sup>
ii.	Animesh Manna	02/15 <sup>th</sup>
iii.	Bharati Basu	02/15 <sup>th</sup>
iv.	Sachi Nandan Manna	02/35 <sup>th</sup>
v.	Sourendra Nath Manna	02/35 <sup>th</sup>
vi.	Amarendra Nath Manna	02/35 <sup>th</sup>
vii.	Kalpana Manna	} 02/35 <sup>th</sup>
viii.	Sumana Manna	
ix.	Amiya Mitra	02/35 <sup>th</sup>
x.	Anita Sarkar	02/35 <sup>th</sup>
xi.	Anima Khan	02/35 <sup>th</sup>
xii.	Gayatri Roy	03/20 <sup>th</sup>
xiii.	Kishori Mohan Das & Murari Mohan Das	01/20 <sup>th</sup>

N. By the Deed of Conveyance dated 01<sup>st</sup> 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



District Sub-Registrar  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

18 AUG 2023

- 01/20<sup>th</sup> 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 17<sup>th</sup> 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 03/20<sup>th</sup> part and/or 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 22<sup>nd</sup> 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 09<sup>th</sup> July 2004.
- Q. The said Anima Khan was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 17<sup>th</sup> 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 04<sup>th</sup> March 2021.
- R. The Vendors have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the undivided 02/35<sup>th</sup> 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.







District Sub-Registrar  
Registrar I/S 7 (2) of  
Registration 1800  
Alipore, South 24 Parganas

18 AUG 2023

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

- i. The Vendors are seized and possessed of or otherwise well and sufficiently entitled to the said Undivided Share as the absolute owners with a marketable title in respect thereof;
- 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 Vendors selling the said Undivided Share to the Purchaser.
- vi. The freehold interest and/or ownership interest of the Vendors in the said Premises does not stand mortgaged or encumbered or agreed to be mortgaged by the Vendors 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 Vendors for any purpose whatsoever and/or howsoever.
- vii. The Vendors have 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 Vendors.





District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

18 AUG 2023



- ix. There are no tenants and/or trespassers and/or occupiers upon any part or portion of the said Premises.
  - x. The Vendors do 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 Vendors has not suppressed any facts relating to the title of the said Premises 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 Vendors 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 Vendors (the receipt whereof the Vendors do and each one of them hereby as also by the memo hereunder written admit and acknowledge to have received and the payment of the same and every part thereof) they the Vendors do hereby jointly and severally acquit release and discharge the Purchaser and the said Undivided Share into or upon the said Premises hereby intended to be conveyed they the Vendors do hereby indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the undivided 02/35<sup>th</sup> 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





District Sub-Registrar,  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

18 AUG 2023

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 (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 the intent and object that the Vendors have 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 anyway 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 Vendors 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







District Sub-Registrar-  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

18 AUG 2023

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

2. **THE VENDORS DO 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 Vendors to the contrary the Vendors 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 lispendens attachments trusts mortgages whatsoever and/or howsoever.
- b) **THAT**, the interest which the Vendors do hereby profess to transfer subsists and that the Vendors have 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





District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

18 AUG 2023

interruption hindrance claims or demands or disturbance whatsoever from or by the Vendors 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 Vendors well and sufficiently saved defended kept harmless and indemnified of and from and against all charges arrear of rates and taxes encumbrances and deposits whatsoever and/or howsoever made done executed and/or occasioned by the Vendors and/or the predecessors in title of the Vendors 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 Vendors 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 Vendors 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,







District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

18 AUG 2023

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 Vendors 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 Vendors have ceased to have any right title interest claim and/or demand into or upon the said Premises or any part thereof and any right of any nature 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.





District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 2<sup>nd</sup> Parganas

1 8 AUG 2023

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(UNDIVIDED SHARE)**

**ALL THAT** the undivided 02/35<sup>th</sup> 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 Vendors as owner thereof.

**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 **VENDORS** at Kolkata

in the presence of:

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

*Harjpana Manna*

*Harjpana Manna*

Left

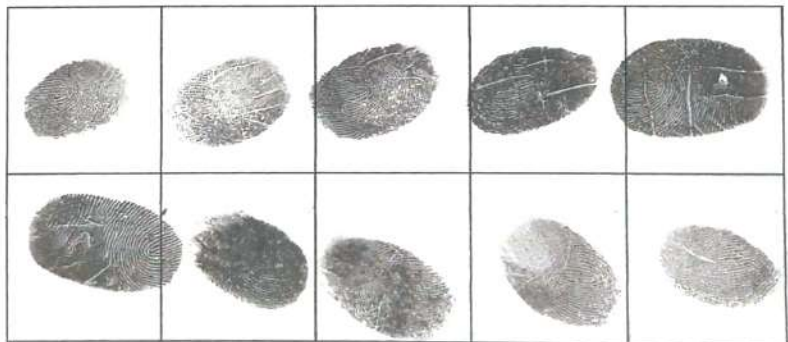
Right



*Sumana Manna*

Left

Right



*Sumana Manna*





District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

18 AUG 2023

**SIGNED SEALED AND DELIVERED**

by the PURCHASER at Kolkata

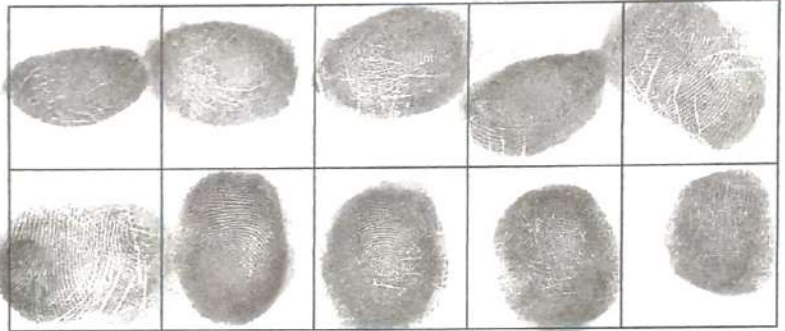
in the presence of:

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

*[Handwritten signature]*

Left

Right



FOR GOPALA ENCLAVE PVT. LTD

*[Handwritten signature]*  
**ISI** Director

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



District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

18 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	000080	Standard Chartered Bank	10,00,000/=	Kalpana Manna
28.04.2014	000081	Standard Chartered Bank	10,00,000/=	Sumana Manna
08.05.2015	000268	Standard Chartered Bank	10,00,000/=	Kalpana Manna
08.05.2015	000269	Standard Chartered Bank	10,00,000/=	Sumana Manna
16.08.2023	300196	Kotak Mahindra Bank	19,59,704/=	Kalpana Manna
16.08.2023	300195	Kotak Mahindra Bank	19,59,704/=	Sumana Manna
		TDS	80,593/=	
	(Rupees Eighty Lakhs) only		Rs.80,00,000/=	

**WITNESSES:**

*W. S. Mandal*

*Kalpana Manna  
Sumana Manna*

**VENDORS**





District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

18 AUG 2023



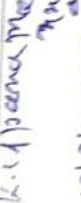



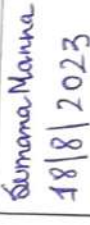


Government of West Bengal




Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042002067924/2023

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mrs Kalpana Manna City:- . P.O:- Alipore, P.S:-Chetla, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Seller			 18/8/2023
2	Mr Vivek Ruia City:- , P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Buyer [Gopala Enclave Private Limited ]			 18.08.2023
3	Ms Sumana Manna City:- , P.O:- Alipore, P.S:-Chetla, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Seller			 18/8/2023



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	Mrs Kalpana Manna, Mr Vivek Ruia, Ms Sumana Manna			

(Anupam Halder)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal







**Government of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**e-Assessment Slip**

Query No / Year	2002067924/2023	Office where deed will be registered
Query Date	12/08/2023 1:26:30 PM	Deed can be registered in any of the offices mentioned on Note: 11
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] Declaration [No of Declaration : 1], [4308] Agreement [No of Agreement : 1]	
Set Forth value	Market Value	
Rs. 80,00,000/-	Rs. 80,59,344/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 3,22,394/- (Article:23)	Rs. 80,607/- (Article:A(1), E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 10/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: 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/ROR Proposed	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
<b>Grand Total :</b>				<b>2.6819Dec</b>	<b>80,00,000 /-</b>	<b>80,45,686 /-</b>	

**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					
<b>Total :</b>		<b>57 sq ft</b>	<b>0/-</b>	<b>13,658 /-</b>	

*Outstanding - verified*  
*By - Man*



**Seller Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mrs Kalpana Manna Wife of Late Dipendra Nath Manna, City:- , P.O:- Alipore, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. clxxxxxx8a, Aadhaar No.: 34xxxxxxx7563, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Ms Sumana Manna Daughter of Late Dipendra Nath Manna, City:- , P.O:- Alipore, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. clxxxxxx3a, Aadhaar No.: 31xxxxxxx5491, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Buyer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Gopala Enclave Private Limited ( Private Limited Company ) , 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	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr Vivek Ruia 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. acxxxxxx9q , Aadhaar No.: 89xxxxxxx4246	Gopala Enclave Private Limited (as Director)

**Identifier Details :**

Name & address
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, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mrs Kalpana Manna, Mr Vivek Ruia, Ms Sumana Manna

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mrs Kalpana Manna	Gopala Enclave Private Limited-2.6819 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mrs Kalpana Manna	Gopala Enclave Private Limited-28.5 Sq Ft
2	Ms Sumana Manna	Gopala Enclave Private Limited-28.5 Sq Ft







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



192023240169582458

GRN Details

GRN:	192023240169582458	Payment Mode:	SBI Epay
GRN Date:	14/08/2023 14:04:10	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3059823644430	BRN Date:	14/08/2023 14:05:20
Gateway Ref ID:	202322698925035	Method:	State Bank of India New PG CC
GRIPS Payment ID:	140820232016958244	Payment Init. Date:	14/08/2023 14:04:10
Payment Status:	Successful	Payment Ref. No:	2002067924/1/2023
			[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:	2002067924/1/2023
Dept Ref ID/DRN:	2002067924/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002067924/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	322384
2	2002067924/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	80607
			<b>Total</b>	<b>402991</b>

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

PAID





Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



140820232016958244

GRIPS Payment Detail

GRIPS Payment ID:	140820232016958244	Payment Init. Date:	14/08/2023 14:04:10
Total Amount:	402991	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3059823644430	BRN Date:	14/08/2023 14:05:20
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

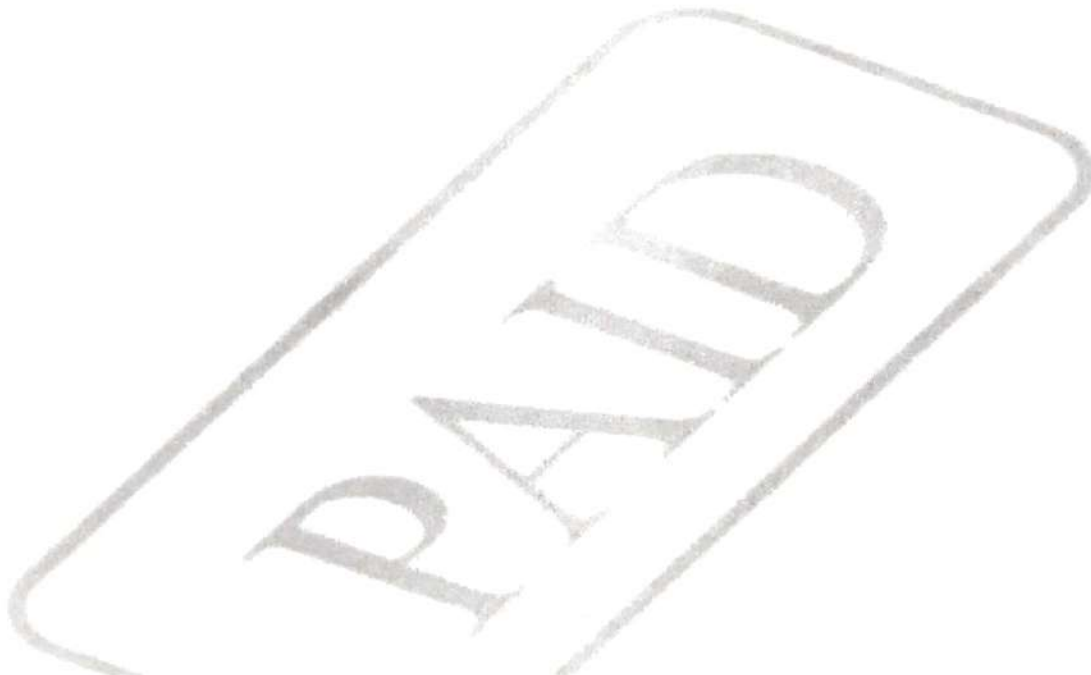
Depositor's Name: Ms Gopala Enclave Pvt Ltd  
Mobile: 9831312355

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240169582458	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.





ভারতের নির্বাচন কমিশন  
শরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

TYK0005793



নির্বাচকের নাম : শিশির মণ্ডল

Elector's Name : Sisir Mondal

পিতার নাম : যাদব মণ্ডল

Father's Name : Jadab Mondal

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ / Date of Birth : XX / XX / 1984

TYK0005793

ঠিকানা:  
শেটুয়া মণ্ডল পাড়া ও রুইদাসপাড়া শেটুয়া বারুইপুর  
দক্ষিণ 24 পরগণা 700147

Address:  
PETUA MONDAL PARA O RUIDASPARA  
PETUA BARUIPUR SOUTH 24  
PARGANAS 700147

Date: 10/12/2008

140-বারুইপুর পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
আমিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral  
Registration Officer for  
140-Baruipur Paschim Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ভোটার লিষ্টে নাম  
ভেঁলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার  
জন্য নির্দিষ্ট কর্তৃক এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

001/1016

*Sisir Mondal*

### Major Information of the Deed

Deed No :	I-1604-10332/2023	Date of Registration	21/08/2023
Query No / Year	1604-2002067924/2023	Office where deed is registered	
Query Date	12/08/2023 1:26:30 PM	D.S.R. - IV 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
<b>Grand Total :</b>				<b>2.6819Dec</b>	<b>80,00,000 /-</b>	<b>80,45,686 /-</b>	

#### 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					
<b>Total :</b>		<b>57 sq ft</b>	<b>0 /-</b>	<b>13,658 /-</b>	



**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs Kalpana Manna</b> Wife of Late Dipendra Nath Manna City:- , P.O:- Alipore, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: clxxxxxx8a, Aadhaar No: 34xxxxxxxx7563, 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
2	<b>Ms Sumana Manna</b> Daughter of Late Dipendra Nath Manna City:- , P.O:- Alipore, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: clxxxxxx3a, Aadhaar No: 31xxxxxxxx5491, 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	<b>Gopala Enclave Private Limited</b> City:- , P.O:- Alipore, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 , PAN No.:: aaxxxxx6f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Vivek Ruia (Presentant )</b> 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.:: acxxxxxx9q, Aadhaar No: 89xxxxxxxx4246 Status : Representative, Representative of : Gopala Enclave Private Limited (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sisir Mondal</b> Son of Mr Jadav Mondal City:- Baruipur, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147			

Identifier Of Mrs Kalpana Manna, Mr Vivek Ruia, Ms Sumana Manna



<b>Transfer of property for L1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mrs Kalpana Manna	Gopala Enclave Private Limited-2.6819 Dec
<b>Transfer of property for S1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mrs Kalpana Manna	Gopala Enclave Private Limited-28.50000000 Sq Ft
2	Ms Sumana Manna	Gopala Enclave Private Limited-28.50000000 Sq Ft

Endorsement For Deed Number : I - 160410332 / 2023

On 18-08-2023

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

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

**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 1. Mrs Kalpana Manna, Wife of Late Dipendra Nath Manna, P.O: Alipore, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession House wife, 2. Ms Sumana Manna, Daughter of Late Dipendra Nath Manna, P.O: Alipore, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Service

Indetified 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 Ruia, Director, Gopala Enclave Private Limited (Private Limited Company), City:- , P.O:- Alipore, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700027

Indetified 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



**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 21-08-2023

**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 2:05PM with Govt. Ref. No: 192023240169582458 on 14-08-2023, Amount Rs: 80,607/-, Bank: SBI EPay ( SBlePay), Ref. No. 3059823644430 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 66022, 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 2:05PM with Govt. Ref. No: 192023240169582458 on 14-08-2023, Amount Rs: 3,22,384/-, Bank: SBI EPay ( SBlePay), Ref. No. 3059823644430 on 14-08-2023, Head of Account 0030-02-103-003-02



**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 329539 to 329565

being No 160410332 for the year 2023.



Digitally signed by Anupam Halder  
Date: 2023.08.28 16:27:09 +05:30  
Reason: Digital Signing of Deed.

*Anupam Halder*

(Anupam Halder) 2023/08/28 04:27:09 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)