

2035/2020

I-2663/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 555144

[Handwritten Signature]
15/10/20
[Handwritten Signature]

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar
Sealdah

2-11-2020

Dr. 21/1084157/20
GRN: 010 859694-1

THIS DEED OF CONVEYANCE made this 15th day of October Two Thousand and Twenty **BETWEEN (1) NEW BALLYGUNGE DEVELOPERS LLP (formerly New Ballygunge Developers Private Limited)**, a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership

[Handwritten Signature]

[Handwritten Signature]

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No.
PANKAJ SHROFF & CO.
ADVOCATES
Diamond Heritage, N641, 6th Floor
16, Strand Road,
Address Kolkata - 700001

Rs.

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Date 4 AUG 2020

Amal Kr. Saha
Licensed Stamp
Vendor

G. Gupta



VVTI
2020

G. Gupta

(Indra Chandra Gupta)



VVTI
2022

Harchan



VVTI
2023

Sharan Chandra Jain



A.D.S.R., SEALDAH
15 OCT 2020
Dist.-South 24 Parganas

Identified my self
Sommita Sarkar
S/O M. C Sarkar
Cariandpur, Dist
Hooghly

Act, 2008 having its registered office at 236B, A.J.C. Bose Road, Room No.4, 4th floor, Police Station - Bhowanipore, Post Office - Bhowanipore, Kolkata - 700020 (having LLP IN AAF-4782 and PAN AAMFN8308G) represented by its Designated Partner Mr. Dharam Chand Jain son of late Kundan Mal Jain and **(2) SHUBH CITY PROMOTERS LLP (formerly Shubh City Promoters Private Limited)**, a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at 8 Bosepukur Road, Police Station and Post Office - Kasba, Kolkata -700042 (having LLP IN AAF-6762 and PAN ADAFS8842B) represented by its Designated Partner Mr. Harsh Jain son of Mr. Nirmal Kumar Jain (hereinafter jointly referred to as "the **VENDORS**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-offices and/or interest) of the **FIRST PART AND (1) KASTURI INFRASTRUCTURE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at 8 Bosepukur Road, Police Station and Post Office - Kasba, Kolkata -700042 (having CIN U25201WB2006PTC108373 and PAN AACCK7690M) represented by its Authorised Representative, Mr. Harsh Jain son of Mr. Nirmal Kumar Jain pursuant to the Board Resolution dated 09/10/2020, and **(2) NEW BALLYGUNGE BUILDERS LLP (formerly New Ballygunge Builders Private Limited)**, a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at 8 Bosepukur Road, Police Station - and Post Office - Kasba, Kolkata -700042 (having LLP IN AAF-4629 and PAN AAMFN8084F) represented by its Designated Partner Mr. Harsh Jain son of Mr. Nirmal Kumar Jain (hereinafter jointly referred to as "the **CONFIRMING PARTIES**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors and/or successors-in-office and/or interest and/or assigns) of the **SECOND PART AND SKDJ KASTURI**, a partnership firm registered under the Indian Partnership Act, 1932 having its place of business at 8, Camac Street, Shantiniketan Building, 9th floor, Police Station - Shakespeare Sarani, Post Office - Circus Avenue, Kolkata-700017 (having PAN ACSFS3887K) represented by its Partner Mr. Indra Chand Gupta son of late Basant Lal Chowdhury residing at 464 S.N. Roy Road, Kolkata-700038 (hereinafter referred to as "the **PURCHASER**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its partners for the time being their respective heirs executors administrators legal representatives successors and/or assigns) of the **THIRD PART:**

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WHEREAS:


A. At all material times, one Hare Krishna Prasad, Shambhu Nath Neotia, New Ballygunge Builders Private Limited, Gold Rock Constructors Private Limited, Shubh City Promoters Private Limited, Gold Rock Properties Private Limited and New Ballygunge Developers Private Limited were the full and absolute owners of Premises No. 8 Bosepukur Road, Kolkata admeasuring 55 Cottahs 06 Chittacks more or less in the following undivided shares:

i) Hare Krishna Prasad	- 11 Cottahs 15 Chittacks (i.e. 21.56%)
ii) Shambhu Nath Neotia	- 11 Cottahs 15 Chittacks (i.e. 21.56%)
iii) New Ballygunge Builders Pvt. Ltd.	- 07 Cottahs 00 Chittacks (i.e. 12.64%)
iv) Gold Rock Constructors Pvt. Ltd.	- 05 Cottahs 10 Chittacks (i.e. 10.16%)
v) Shubh City Promoters Pvt. Ltd.	- 07 Cottahs 00 Chittacks (i.e. 12.64%)
vi) Gold Rock Properties Pvt. Ltd.	- 06 Cottahs 11 Chittacks (i.e. 12.07%)
vii) New Ballygunge Developers Pvt. Ltd.	- 05 Cottahs 03 Chittacks (i.e. 9.37%)
Total:	<u>55 Cottahs 06 Chittacks (i.e. 100%)</u>

B. By an Indenture of Conveyance dated 25th January 2011 made between the said Hare Krishna Prasad as vendor therein and Kasturi Infrastructure Private Limited, the Confirming Party No.1 hereto as purchaser therein and the said Shambhu Nath Neotia, New Ballygunge Builders Private Limited, New Ballygunge Developers Private Limited, Shubh City Promoters Private Limited, Gold Rock Constructors Private Limited and Gold Rock Properties Private Limited as confirming parties therein and registered with the Additional Registrar of Assurances-I, Kolkata in Book No. 1 CD Volume No. 2 pages 3799 to 3830 Being No. 00629 for the year 2011, Hare Krishna Prasad for the consideration therein mentioned granted sold conveyed and transferred unto and in favour of Kasturi Infrastructure Private Limited **All That** his entire undivided 11 Cottahs 15 Chittacks (i.e. 21.56% share) landed property at and in the said Premises absolutely and forever and all the six confirming parties thereto, being the co-owners of the said Premises concurred and confirmed the sale thereby made.


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- C. By an Indenture of Conveyance dated 11th August 2012 made between the said Shambhu Nath Neotia as vendor therein and the said Kasturi Infrastructure Private Limited, the Confirming Party No.1 hereto as purchaser therein and the said New Ballygunge Builders Private Limited, New Ballygunge Developers Private Limited, Shubh City Promoters Private Limited, Gold Rock Constructors Private Limited and Gold Rock Properties Private Limited as confirming parties therein and registered with the Additional Registrar of Assurances-I, Kolkata in Book No. I, CD Volume No.16, pages from 3318 to 3332 Being No. 07494 for the year 2012, Shambhu Nath Neotia for the consideration therein mentioned granted sold conveyed and transferred unto and in favour of the said Kasturi Infrastructure Private Limited **All That** undivided 1 (one) Chittack (out of his undivided 11 Cottahs 15 Chittacks landed property) equivalent to undivided 0.11% part or share of and in the said Premises absolutely and forever and all the confirming parties thereto, being the co-owners of the said Premises, concurred and confirmed the sale thereby made.
- D. By an Agreement for Sale dated 25th June 2015 made between Shambhu Nath Neotia, Gold Rock Constructors Private Limited and Gold Rock Properties Private Limited as vendors therein, Kasturi Infrastructure Limited, New Ballygunge Builders Private Limited, New Ballygunge Developers Private Limited and Shubh City Promoters Private Limited as confirming parties therein and SKDJ Kasturi, the Purchaser hereto, as purchaser therein and registered with the Additional Registrar of Assurances-I, Kolkata in Book I, CD Volume No.1901-2015 Pages 44483 to 44516 Being No.190105342 for the year 2015, said Shambhu Nath Neotia and others contracted with the Purchaser hereto for absolute sale of their respective undivided shares in the said Premises aggregating to 43.68% undivided share (equivalent to more or less 24 Cottahs 03 Chittacks undivided landed property) in the said Premises No. 8 Bose Pukur Road, Kolkata admeasuring 55 Cottahs 06 Chittacks free from all encumbrances and liabilities whatsoever at and for the consideration and on the terms and conditions therein contained.
- E. After execution of the said Agreement for Sale dated 25th June 2015:
- (i) The said New Ballygunge Builders Private Limited was converted from a private limited company to a limited liability partnership named New Ballygunge Builders LLP vide Certificate of Registration on Conversion

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issued on 11th January 2016 by the Registrar of Companies, West Bengal.

- (ii) The said New Ballygunge Developers Private Limited was converted from a private limited company to a limited liability partnership named New Ballygunge Developers LLP vide Certificate of Registration on Conversion issued on 12th January 2016 by the Registrar of Companies, West Bengal.
- (iii) The said Shubh City Promoters Private Limited was converted from a private limited company to a limited liability partnership named Shubh City Promoters LLP vide Certificate of Registration on Conversion issued at West Bengal on 10th February 2016 by the Registrar of Companies, West Bengal.
- F. By an Indenture of Conveyance dated 27th March 2017 made between the said Shambhu Nath Neotia, Gold Rock Constructors Private Limited and Gold Rock Properties Private Limited as vendors therein, Kasturi Infrastructure Limited, New Ballygunge Builders LLP, New Ballygunge Developers LLP and Shubh City Promoters LLP as confirming parties therein and SKDJ Kasturi, the Purchaser hereto, as purchaser therein and registered with the Additional Registrar of Assurances-I, Kolkata in Book No I, Volume No. 1901-2017, pages from 61547 to 61614 Being No. 190102038 for the year 2017, said Shambhu Nath Neotia and others for the consideration therein mentioned granted sold conveyed and transferred unto and in favour of the Purchaser hereto **All That** their respective undivided shares in the said Premises aggregating to 43.68% undivided share (equivalent to more or less 24 Cottahs 03 Chittacks undivided landed property) in the said Premises No. 8 Bose Pukur Road, Kolkata admeasuring 55 Cottahs 06 Chittacks absolutely and forever and all the confirming parties thereto, being the co-owners of the said Premises, concurred and confirmed the sale thereby made.
- G. In the premises, the Vendors, the Confirming Parties and the Purchaser hereto became seized and possessed of as the full and absolute owners of the said Premises admeasuring 55 Cottahs 06 Chittacks more or less in the following undivided shares and percentages mentioned below corresponding to their respective names:

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Names of Owner	Share on area basis	Share in percentage
New Ballygunge Developers LLP, being the Vendor No. 1 hereto	05 Cottahs 03 Chittacks	09.37%
Shubh City Promoters LLP, being the Vendor No.2 hereto	07 Cottahs 00 Chittacks	12.64%
Kasturi Infrastructure Private Limited, being the Confirming Party No.1 hereto	12 Cottahs 00 Chittacks	21.67%
New Ballygunge Builders LLP, being the Confirming Party No.2 hereto	07 Cottahs 00 Chittacks	12.64%
SKDJ Kasturi, being the Purchaser hereto	<u>24 Cottahs 03 Chittacks</u>	<u>43.68%</u>
	<u>55 Cottahs 06 Chittacks</u>	<u>100%</u>

- H. Plan for construction of a ground plus eighteen storeyed new building at the said Premises has been sanctioned by the Kolkata Municipal Corporation vide Building Permit No. 2020070001 dated 09.06.2020 (hereinafter referred to as "the **said Building Sanction Plan**").
- I. The Vendors hereto, (1) New Ballygunge Developers LLP and (2) Shubh City Promoters LLP, have agreed to absolutely sell to the Purchaser their undivided 12 Cottahs 03 Chittacks landed property, i.e. undivided 22.01% part or share of and in the said Premises and all properties benefits and rights appurtenant thereto (morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the **Vendors' Share in the said Premises**") free from all encumbrances charges mortgages leases tenancies occupancy rights uses debutters trusts liens lispens attachments acquisition requisition alignment claims demands and liabilities whatsoever or howsoever and together with all benefits of the said Building Sanction Plan and with complete vacant peaceful possession to be held by the Purchaser jointly with the Confirming Parties hereto and the Purchaser has agreed to purchase the same from the Vendors at or for the consideration of Rs.4,56,00,000/- (Rupees four crore and fifty-six lakhs) only payable to the Vendors in the proportion in which they own the Vendors' Share in the said Premises, i.e. Rs.2,00,00,000/- to the Vendor No.1 hereto and Rs.2,56,00,000/- to the Vendor No.2 hereto.

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J. The Confirming Parties hereto, being the remaining co-owners of the said Premises are joining in as party to and executing these presents to concur confirm and give their consent to the sale of the Vendors' share in the said Premises by the Vendors to the Purchaser hereunder.

1. **NOW THIS DEED WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs.2,00,00,000/- (Rupees two crore) only in hand and well and truly by the Purchaser to the Vendor No.1 paid at or before the execution hereof (the receipt whereof the Vendor No.1 doth hereby as also by the receipt and memo of consideration No.1 hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser and its undivided share in the property hereby granted conveyed transferred assigned and assured or expressed or intended so to be in favour of the Purchaser and the sum of Rs.2,56,00,000/- (Rupees two crore fifty six lakhs) only in hand and well and truly by the Purchaser to the Vendor No. 2 paid at or before the execution hereof (the receipt whereof the Vendor No.2 doth hereby as also by the receipt and memo of consideration No.2 hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser and its undivided share in the property hereby granted conveyed transferred assigned and assured or expressed or intended so to be in favour of the Purchaser) the Vendors do and each of them doth hereby grant sell convey transfer assign assure and deliver and the Confirming Parties do hereby concur and confirm unto and in favour of the Purchaser their respective undivided shares of and in the said Premises aggregating to and being **All That 22.01%** undivided share of and in the piece or parcel of land containing an area of 55 Cottahs 06 Chittacks more or less (equivalent to more or less **12 Cottahs 03 Chittacks** undivided landed property) situate and lying at and being premises No. 8, Bosepukur Road, Kolkata-700042, under Police Station Kasba, in the District of South 24-Parganas together with like undivided 22.01% share of and in the messuages tenements hereditaments dwelling houses structures at the said Premises all morefully and particularly mentioned and described in the **Second Schedule** hereunder written and delineated in the plan annexed hereto duly bordered thereon in "**Red**" (and hereinafter referred to as "**the Vendors' share in the said Premises**") together with like undivided 22.01% share in all and singular the edifices fixtures gates courts courtyards compound compound-walls on all sides areas sewers drains ways paths passages fences hedges ditches trees water water-courses lights electric and other connections sanitary and other fixtures fittings and all manner of former and other rights liberties

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benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and every part thereof to the extent of the Vendor's share in the said Premises **AND** all the estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendors into out of or upon their respective properties hereby granted conveyed transferred assigned and assured or expressed or intended so to be **AND** the benefits of the said Building Sanction Plan sanctioned by the Kolkata Municipal Corporation for construction of a new building at the said Premises **AND** all deeds pattahs muniments writings and evidences of title in anyway relating to or connected with the Vendors' share in the said Premises or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit or at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or any other thing whatsoever to alter defeat encumber or make void the same.

2. THE VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors or their predecessors-in-title or interest made done omitted executed or knowingly permitted or suffered to the contrary, the Vendors are now lawfully rightfully and absolutely seised and possessed of and/or otherwise well and sufficiently entitled to their respective properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrance charge condition restriction use trust or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendors or their predecessors-in-title have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby their respective properties benefits and rights hereby granted sold conveyed and transferred or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

- (iii) **AND THAT** notwithstanding any act deed matter or thing whatsoever made done as aforesaid the Vendors hath now in themselves good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all and singular their respective properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the respective properties benefits and rights of the Vendors hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges attachments liens lispendens leases tenancies occupancy rights restrictions restrictive covenants uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.
- (v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the respective properties benefits and rights of the Vendors hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits of the said Premises to the extent of the Vendors share therein without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully rightfully or equitably claiming through under or in trust for the Vendors or their predecessors-in-title and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and every person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless indemnified and exonerated of from and against all manner of former and other estate right title interest charges mortgages attachments encumbrances leases tenancies occupancy rights restrictions restrictive covenants liens lispendens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever made or suffered or created by the Vendors or any person or persons claiming as aforesaid.
- (vi) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better

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and more perfectly assuring their respective properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser.

3. AND THE VENDORS DO AND EACH OF THEM DOTH HEREBY DECLARE AND ASSURE THE PURCHASER as follows:

- (a) **THAT** the respective properties benefits and rights of the Vendors hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is not certificate case or proceedings against the Vendors or any of them for realization of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Act for the time being in force.
- (b) **AND THAT** the sale hereby made is together with all and every benefits of and/or arising out of the said Building Sanction Plan for construction of a new building at the said Premises and all permissions approvals and clearances obtained from the appropriate authorities as also all acts deeds and things done in anyway relating thereto shall henceforth belong to and be owned benefited and enjoyed by the Purchaser along with the Confirming Parties.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(SAID PREMISES)

ALL THAT messuages tenements hereditaments dwelling houses sheds structures and premises together with the piece or parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 55 Cottahs 06 Chittacks more or less situate and lying at and being premises No. 8, Bosepukur Road, Kolkata-700042, under Police Station Kasba, Sub-Registration Office - Alipore, Ward No. 67 of the Kolkata Municipal Corporation in the District of South 24-Parganas {comprised of C.S. Dag Nos. 1312, 1313 and 1318 all recorded in

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C.S. Khatian No. 114 and C.S. Dag No. 1307 recorded in C.S. Khatian No. 644 all in Mouza Kasba, J.L. No. 13} and delineated in the plan annexed hereto duly bordered thereon in "Red" and butted and bounded as follows:

- On the **North** : By portions of C.S. Dag Nos. 1300, 1304 and 1308;
- On the **South** : By Bosepukur Road;
- On the **East** : By portions of C.S. Dag Nos. 1310 and 1311;
- On the **West** : By portions of C.S. Dag Nos. 1314 and 1317.

Or Howsoever Otherwise the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Vendors' share in the said Premises)

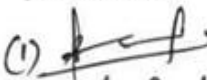
ALL THAT undivided 22.01% share of and in messuages tenements hereditaments dwelling houses sheds structures and premises together with like undivided 22.01% share of and in the piece or parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 55 Cottahs 06 Chittacks more or less (which undivided share being equivalent to more or less **12 Cottahs 03 Chittacks**) situate and lying at and being premises No. 8, Bosepukur Road, Kolkata-700042, under Police Station Kasba, Sub-Registration Office – Alipore, Ward No. 67 of the Kolkata Municipal Corporation in the District of South 24-Parganas fully described in the First Schedule hereinabove written.

Be it mentioned that the total area of the residential structures having cemented flooring on the said Premises is 1946 Square feet more or less and **22.01%** whereof being hereby conveyed is equivalent to 428 Square feet more or less.

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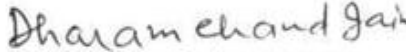
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED on behalf of the withinnamed **VENDORS (1) NEW BALLYGUNGE DEVELOPERS LLP** by its Designated Partner Mr. Dharam Chand Jain and **(2) SHUBH CITY PROMOTERS LLP** by its Designated Partner Mr. Harsh Jain at Kolkata in the presence of:

(1) 
S/o Indra Chand Gupta
464, S.N. Roy Road
Kolkata 700038

2) Abhijit Naskar


For New Ballygunge Developers LLP


Designated Partner

For Shubh City Promoters LLP


Designated Partner

SIGNED SEALED AND DELIVERED on behalf of the withinnamed **CONFIRMING PARTIES, (1) KASTURI INFRASTRUCTURE PRIVATE LIMITED** by its Authorized Representative Mr. Harsh Jain pursuant to the Board Resolution dated 09/10/2020, and **(2) NEW BALLYGUNGE BUILDERS LLP** by its Designated Partner Mr. Harsh Jain at Kolkata in the presence of:

(1) 
S/o Indra Chand Gupta
464, S.N. Roy Road
Kolkata 700038

2) Abhijit Naskar

For Kasturi Infrastructure Private Limited



Director
Authorized Signatory

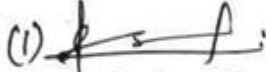
For New Ballygunge Builders LLP


Designated Partner

EXECUTED on behalf of the withinnamed
PURCHASER, SKDJ KASTURI by its
 partner Mr. Indra Chand Gupta at Kolkata
 in the presence of:

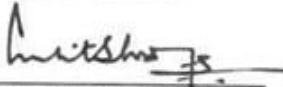
SKDJ KASTURI


 Partner
 (Indra Chand Gupta)

(1) 
 s/o Indra Chand Gupta
 464, S.N. Roy Road
 Kolkata 700038

2) Abhijit Naske
 s/o Kamal Naske
 16, Strand Road,
 Kal - 70001

Drafted by me:



Ankit Shroff, Advocate
 C/o. Pankaj Shroff & Company, Advocates
 Diamond Heritage, N611,
 16 Strand Road, Kolkata-700001
 Enrolment No. F/66/2008

RECEIPT AND MEMO OF CONSIDERATION NO.1

Received of and from the within named Purchaser the within mentioned sum of Rs.2,00,00,000/- (Rupees two crore only) being the consideration in full payable under these presents as per the memo written hereinbelow:

MEMO OF CONSIDERATION NO.1:

- | | | |
|----|--|--------------------------|
| 1. | By RTGS PUNBR52019092519378079 dated 25/09/2019 of Punjab National Bank, BRBB Road Branch in favour of the Vendor No.1 for | Rs. 45,00,000.00 |
| 2. | By RTGS PUNBR52019092619396081 dated 26/09/2019 of Punjab National Bank, BRBB Road Branch in favour of the Vendor No.1 for | Rs. 45,00,000.00 |
| 3. | By RTGS PUNBR52019093019439893 dated 30/09/2019 of Punjab National Bank, BRBB Road Branch in favour of the Vendor No.1 for | Rs. 9,00,000.00 |
| 4. | By RTGS PUNBR52020010111107322 dated 01/01/2020 of Punjab National Bank, BRBB Road Branch in favour of the Vendor No.1 for | Rs. 49,50,000.00 |
| 5. | By RTGS PUNBR52020090214803307 dated 02/09/2020 of Punjab National Bank, BRBB Road Branch in favour of the Vendor No.1 for | Rs. 49,62,500.00 |
| 6. | By TDS on the consideration paid to the Vendor No.1 | Rs. <u>1,87,500.00</u> |
| | | <u>Rs.2,00,00,000.00</u> |

(Rupees two crore only)

Witnesses:

1) ~~Sushil Kumar Agarwal~~
S/o Indra Chand Gupta

For New Ballygunge Develop.
Dharamchand Jain
Designated Partner

(VENDOR NO. 1)

2) Abhinav Nataraj

RECEIPT AND MEMO OF CONSIDERATION NO.2

Received of and from the within named Purchaser the within mentioned sum of Rs.2,56,00,000/= (Rupees two crore fifty-six lakh only) being the consideration in full payable under these presents as per the memo written hereinbelow:

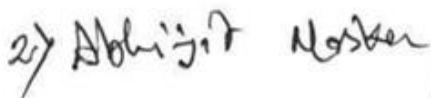
MEMO OF CONSIDERATION NO.2:

- | | | |
|----|---|--------------------------|
| 1. | By Cheque No. 855002 dated 24.09.2020 of P.N.B B.R.B.B Road Branch drawn in favour of the Vendor No.2 for ... | Rs. 6,00,000.00 |
| 2. | By Cheque No. 855003 dated 28.09.2020 of P.N.B B.R.B.B Road Branch drawn in favour of the Vendor No.2 for ... | Rs. 50,00,000.00 |
| 3. | By Cheque No. 855004 dated 28.09.2020 of P.N.B B.R.B.B Road Branch drawn in favour of the Vendor No.2 for ... | Rs. 50,00,000.00 |
| 4. | By Cheque No. 855005 dated 28.09.2020 of P.N.B B.R.B.B Road Branch drawn in favour of the Vendor No.2 for ... | Rs. 50,00,000.00 |
| 5. | By Cheque No. 855006 dated 28.09.2020 of P.N.B B.R.B.B Road Branch drawn in favour of the Vendor No.2 for ... | Rs. 50,00,000.00 |
| 6. | By Cheque No. 855007 dated 28.09.2020 of P.N.B B.R.B.B Road Branch drawn in favour of the Vendor No.2 for ... | Rs. 48,08,000.00 |
| 7. | By way of deduction of tax at source @ 0.75% of the consideration being paid to the Vendor No.2 hereto ... | |
| | | <u>Rs. 1,92,000.00</u> |
| | | <u>Rs.2,56,00,000.00</u> |

(Rupees two crore fifty-six lakh only)

Witnesses:

1) 












2) 

For Shubh City Promoters LLP













Designated Partner

(VENDOR NO. 2)









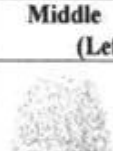


Finger prints of the above executant

 <p><i>Sharan Choudhary</i></p>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Finger prints of the above executant

 <p><i>Harsh Jain</i></p>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Finger prints of the above executant

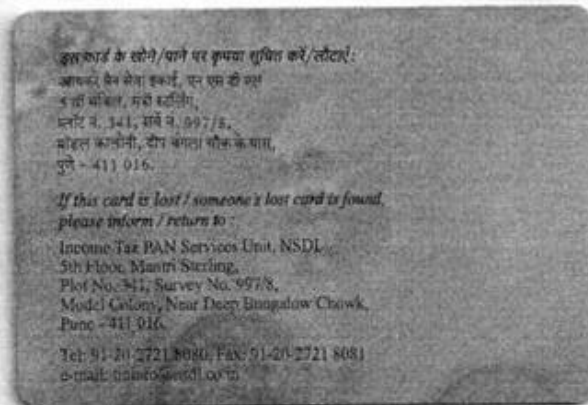
 <p><i>G. S. Jain</i></p>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little



For New Ballygunge Developers LLP
Shyam Chaudhary
Designated Partner



For Shubh City Promoters LLP
Harish Jain
Designated Partner

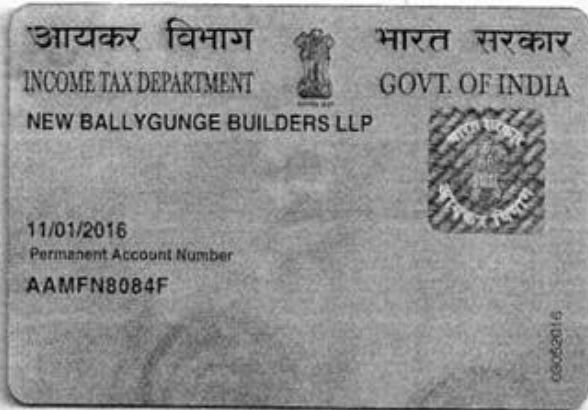




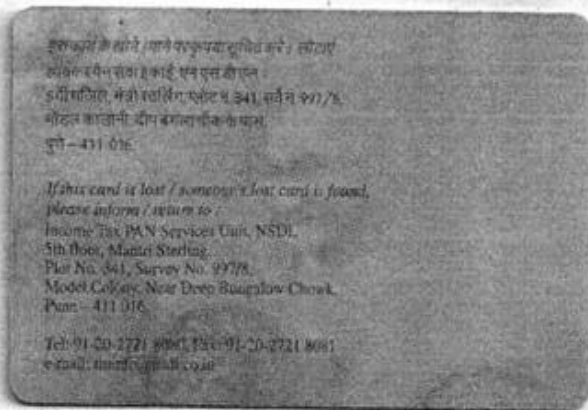
For Kasturi Infrastructure Private Limited

Harsh Sain

Authorised Signatory



For New Ballygunge Builders LLP
Harch Jain
Designated Partner



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

DHARAM CHAND JAIN

KUNDAN MAL JAIN

12/08/1946

Permanent Account Number

ACTPJ7536K

Dharam Chand Jain

Signature



25042008

Dharam Chand Jain



सत्यमेव जयते
যায়ে যাকো



आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19758/05346

17/10/2012 To
ধরম চন্দ জৈন
Dharam Chand Jain
59A CHOWRINGHEE ROAD
L.R.Sarani S.O
L.r.sarani Kolkata
West Bengal 700020

156764402



MN156784823DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9230 8787 8816

আধার - সাধারণ মানুষের অধিকার



भारत सरकार
GOVERNMENT OF INDIA



ধরম চন্দ জৈন
Dharam Chand Jain
পিতা : কুন্দন নাথ জৈন
Father : KUNDAN NATH JAIN
জন্ম সাল / Year of Birth : 1946
পুরুষ / Male




9230 8787 8816

আধার - সাধারণ মানুষের অধিকার

Dharam Chand Jain

भारतीय विभाग
 INCOMETAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

HANSH JAIN
 HANSH KUMAR JAIN
 51221007
 AADJES7SF
 Hansh Jain



Hansh Jain

(This card is valid only for the purpose of
 filing returns and for the purpose of
 claiming tax credit. It is not valid for
 any other purpose.)

For more details, please refer to
 Income Tax Act, 1961 and the
 Income Tax Rules, 1962.

For more details, please refer to
 Income Tax Act, 1961 and the
 Income Tax Rules, 1962.

For more details, please refer to
 Income Tax Act, 1961 and the
 Income Tax Rules, 1962.



भारतीय विासक नुवक माधरता
भारत सरकार
 Unique Identification Authority of India
Government of India

माधरता क्रमांक / Enrollment No : 1088/47408/06455

नाम / Name
 Harsh Jain
 पता / Address
 S/O Nanda Kumar Jain
 185/A/13, Manickata Main Road
 Kankuripachi,
 Kankuripachi, Kolkata
 West Bengal - 700054
 9503029455



KH5B2398948E1

58230884



आप का आधार क्रमांक / Your Aadhaar No.

2187 2862 5149

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India

नाम / Name
 Harsh Jain



जन्म तिथि / DOB : 30/12/1989
 लिंग / Male

2187 2862 5149



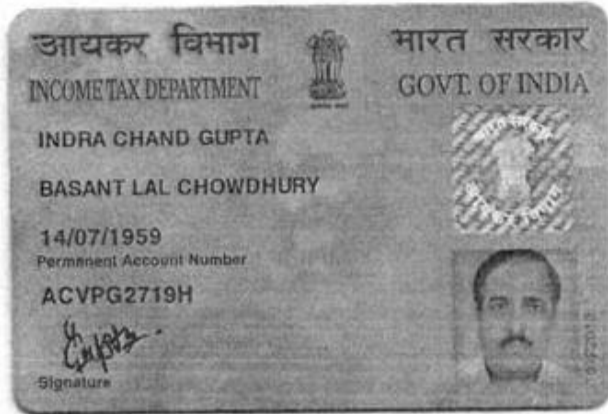
आधार - आम आदमी का अधिकार

Harsh Jain



SKDJ KASTURI

SKDJ
Partner



B. Gupta



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1325/13522/38261

To
Indra Chand Gupta
S/O: Basant Lal Chowdhury
464 S N ROY ROAD
PS NEW ALIPORE
Sahapur
Sahapur
Circus Avenue Kolkata
West Bengal 700038
9831001129

14/03/2017

28376954



MD283769545FH



आपका आधार क्रमांक / Your Aadhaar No. :

6695 2274 1118

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Indra Chand Gupta
DOB : 14/07/1959
Male



6695 2274 1118

मेरा आधार, मेरी पहचान

Handwritten signature



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

ভালিকাভুক্তির নম্বর/Enrolment No.: 1040/20363/46266

Soumitra Sarkar (সৌমিত্র সরকার)

তথ্য

Gobindapur, Hooghly,
West Bengal - 712223

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

আপনার আধার সংখ্যা/ Your Aadhaar No.:

4309 1628 2532

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.



আধার-সাধারণ মানুষের অধিকার



1947
1600 100 1947



help@uidai.gov.in



www.uidai.gov.in

Signature Not Verified

Digitally signed by Sandeep Bhandwaj
Date: 2015.03.06 11:09:11 IST

- আধার সারা দেশ মঙ্গা
- আধার অধারের জন্য আপনার একবারই ভালিকাভুক্তি করার আবশ্যিকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সম্ভব হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
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भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



সৌমিত্র সরকার
Soumitra Sarkar
জন্মতারিখ/ DOB: 07/07/1989
পুরুষ / MALE



ঠিকানা:

বেইলিন্দাপুর, হুগলী,
পশ্চিম বঙ্গ - 712223

Address:

Gobindapur, Hooghly,
West Bengal - 712223

4309 1628 2532

4309 1628 2532

আধার-সাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar

Soumitra Sarkar









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16062001084151/2020








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 DHARAM CHAND JAIN , 59A, CHOWRANGEE ROAD, P.O:- L R SARANI, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Seller [NEW BALLYGUNGE DEVELOPERS LLP]			Dharam chand Jain 15/10/2020
2	Mr INDRA CHAND GUPTA , 464 S. N ROYROAD, P.O:- SAHAPUR, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700038	Representative of Buyer [SKDJ KASTURI]			Mr Indra Chand Gupta 15/10/2020
3	Mr HARSH JAIN , 188/A/13 MANICKTOLLA MAIN ROAD, P.O:- KANKURGACHI, P.S:- Manicktola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700054	Representative of Seller [NEW BALLYGUNGE BUILDER S LLP]			Harsh Jain 15/10/2020

Query No:-16062001084151/2020, 12/10/2020 04:57:15 PM SEALDAH (A.D.S.R.)

Page 2 of 3

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
4	Mr HARSH JAIN , 188/A/13 MAINCKTOLLA MAIN ROAD, P.O:- KANKURGACHI, P.S:- Manicktola, District:- Kolkata, West Bengal, India, PIN - 700054	Represent ative of Seller [SHUBH CITY PROMOT ERS LLP]			 15/10/2020
5	Mr HARSH JAIN , 188/A/13 MAINCKTOLLA MAIN ROAD, P.O:- KANKURGACHI, P.S:- Manicktola, District:- Kolkata, West Bengal, India, PIN - 700054	Represent ative of Seller [KASTURI INFRAS TRUCTUR E PRIVATE LIMITED]			 15/10/2020
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Soumitra Sarkar Son of M C Sarkar Gobindapur, P.O:- Diara, P.S:- Singur, District:-Hooghly, West Bengal, India, PIN - 712223	Mr DHARAM CHAND JAIN, Mr INDRA CHAND GUPTA, Mr HARSH JAIN, Mr HARSH JAIN, Mr HARSH JAIN			 15/10/2020

(Kaushik Ray)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SEALDAH
South 24-Parganas, West
Bengal

KASTURI INFRASTRUCTURE PRIVATE LIMITED

8, Bose Pukur Road, Kolkata – 700042

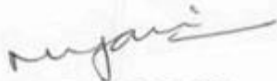
CIN: U25201WB2006PTC108373

Email: kasturiinfrastructure@gmail.com

CERTIFIED TRUE COPY OF RESOLUTION PASSED BY BOARD OF DIRECTORS OF M/S KASTURI INFRASTRUCTURE PRIVATE LIMITED IN THEIR MEETING HELD ON MONDAY 9TH OCTOBER 2020 AT THE REGISTERED OFFICE OF THE COMPANY AT 8, BOSE PUKUR ROAD, KOLKATA-700042 AT 11.30 A.M

“RESOLVED that Mr. Harsh Jain s/o Mr. Nirmal Kumar Jain residing at 188A/13, Maniktalla Main Road, Kolkata – 700 054 be and is hereby authorised to sign as confirming party and do all such acts & things as may be necessary to get registry done on behalf of the Company for 12 cottah of land at 8, Bose Pukur Road, Kolkata-700042, Kolkata which was sold by Shubh City Promoters LLP of 8, Bose Pukur Road, Kolkata-700042 to SKDJ Kasturi of Shanti Niketan Building, 8, Camac Street, 9th Floor, Room No-9, Kolkata-700017.”

ON BEHALF OF THE BOARD
For Kasturi Infrastructure Private Limited



(NIRMAL KUMAR JAIN)
Director
DIN-00424116



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-010859694-1 Payment Mode Online Payment
GRN Date: 08/10/2020 15:09:04 Bank : Punjab National Bank
BRN : 5044118383 BRN Date: 08/10/2020 00:00:00

DEPOSITOR'S DETAILS

Id No. : 2001084151/13/2020
[Query No./Query Year]

Name : SKDJ Kasturi
Contact No. : Mobile No. : +91 9831547499
E-mail :
Address : 8 Camac Street Kolkata 17
Applicant Name : Mr Pankaj Shroff And Co
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 13

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001084151/13/2020	Property Registration- Stamp duty	0030-02-103-003-02	3459987
2	2001084151/13/2020	Property Registration- Registration Fees	0030-03-104-001-16	494295

Total

3954282

In Words : Rupees Thirty Nine Lakh Fifty Four Thousand Two Hundred Eighty Two only

Major Information of the Deed

Deed No :	I-1606-02663/2020	Date of Registration	02/11/2020
Query No / Year	1606-2001084151/2020	Office where deed is registered	
Query Date	08/09/2020 1:42:56 PM	1606-2001084151/2020	
Applicant Name, Address & Other Details	Pankaj Shroff And Co 16 STRAND ROAD,Thana : Burrobazar, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051486917, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 4,56,00,000/-	Rs. 4,94,28,098/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 34,60,087/- (Article:23)	Rs. 4,94,295/- (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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bose Pukur Road, Road Zone : (R. B. Connector -- Dr. G. S. Bose Rd (Word 67)) , , Premises No: 8, , Ward No: 067 Pin Code : 700042

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	12 Katha 3 Chatak	4,53,00,000/-	4,91,07,098/-	Property is on Road
Grand Total :				20.1094Dec	453,00,000 /-	491,07,098 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	428 Sq Ft.	3,00,000/-	3,21,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 428 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		428 sq ft	3,00,000 /-	3,21,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NEW BALLYGUNGE DEVELOPERS LLP , 236B, A.J.C Bose Road, 4th Floor, Room No. 4, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

2	NEW BALLYGUNGE BUILDERS LLP , 8, Bosepukur Road, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 , PAN No.:: AAxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
3	KASTURI INFRASTRUCTURE PRIVATE LIMITED , 8, Bosepukur Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 , PAN No.:: AAxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
4	SHUBH CITY PROMOTERS LLP , 8, Bosepukur Road, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 , PAN No.:: ADxxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SKDJ KASTURI , 8, Camac Street, Shantiniketan Building, 9th Flo, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: ACxxxxxx7K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr DHARAM CHAND JAIN Son of Late KUNDAN MAL JAIN , 59A, CHOWRANGEE ROAD, P.O:- L R SARANI, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACxxxxxx6K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NEW BALLYGUNGE DEVELOPERS LLP (as PARTNER)
2	Mr INDRA CHAND GUPTA (Presentant) Son of Late BASANT LAL CHOWDHURY , 464 S. N ROYROAD, P.O:- SAHAPUR, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700038, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACxxxxxx9H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SKDJ KASTURI (as PARTNER)
3	Mr HARSH JAIN Son of Mr NIRMAL KUMAR JAIN , 188/A/13 MANICKTOLLA MAIN ROAD, P.O:- KANKURGACHI, P.S:- Manicktola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NEW BALLYGUNGE BUILDERS LLP
4	Mr HARSH JAIN Son of Mr NIRMAL KUMAR JAIN , 188/A/13 MAINCKTOLLA MAIN ROAD, P.O:- KANKURGACHI, P.S:- Manicktola, District:-Kolkata, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHUBH CITY PROMOTERS LLP (as PARTNER)
5	Mr HARSH JAIN Son of Mr NIRMAL KUMAR JAIN , 188/A/13 MAINCKTOLLA MAIN ROAD, P.O:- KANKURGACHI, P.S:- Manicktola, District:-Kolkata, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KASTURI INFRASTRUCTURE PRIVATE LIMITED

Identifier Details :

Name	Photo	Finger Print	Signature
Soumitra Sarkar Son of M C Sarkar Gobindapur, P.O:- Diara, P.S:- Singur, District:-Hooghly, West Bengal, India, PIN - 712223			

Identifier Of Mr DHARAM CHAND JAIN, Mr INDRA CHAND GUPTA, Mr HARSH JAIN, Mr HARSH JAIN, Mr HARSH JAIN

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NEW BALLYGUNGE DEVELOPERS LLP	SKDJ KASTURI-5 Katha 3 Chatak
2	SHUBH CITY PROMOTERS LLP	SKDJ KASTURI-7 Katha

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	NEW BALLYGUNGE DEVELOPERS LLP	SKDJ KASTURI-182.00000000 Sq Ft
2	SHUBH CITY PROMOTERS LLP	SKDJ KASTURI-246.00000000 Sq Ft

On 14-10-2020

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 4,94,28,098/-



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 15-10-2020

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

Presented for registration at 16:22 hrs on 15-10-2020, at the Private residence by Mr INDRA CHAND GUPTA ,.

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

Execution is admitted on 15-10-2020 by Mr HARSH JAIN, PARTNER, NEW BALLYGUNGE BUILDERS LLP, , 8, Bosepukur Road, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042

Indetified by Soumitra Sarkar, , , Son of M C Sarkar, Gobindapur, P.O: Diara, Thana: Singur, , Hooghly, WEST BENGAL, India, PIN - 712223, by caste Hindu, by profession Law Clerk

Execution is admitted on 15-10-2020 by Mr HARSH JAIN, PARTNER, SHUBH CITY PROMOTERS LLP, , 8, Bosepukur Road, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042

Indetified by Soumitra Sarkar, , , Son of M C Sarkar, Gobindapur, P.O: Diara, Thana: Singur, , Hooghly, WEST BENGAL, India, PIN - 712223, by caste Hindu, by profession Law Clerk

Execution is admitted on 15-10-2020 by Mr HARSH JAIN, AUTHORIZED REPRESENTATIVE, KASTURI INFRASTRUCTURE PRIVATE LIMITED, , 8, Bosepukur Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042

Indetified by Soumitra Sarkar, , , Son of M C Sarkar, Gobindapur, P.O: Diara, Thana: Singur, , Hooghly, WEST BENGAL, India, PIN - 712223, by caste Hindu, by profession Law Clerk

Execution is admitted on 15-10-2020 by Mr DHARAM CHAND JAIN, PARTNER, NEW BALLYGUNGE DEVELOPERS LLP, , 236B, A.J.C Bose Road, 4th Floor, Room No. 4, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Soumitra Sarkar, , , Son of M C Sarkar, Gobindapur, P.O: Diara, Thana: Singur, , Hooghly, WEST BENGAL, India, PIN - 712223, by caste Hindu, by profession Law Clerk

Execution is admitted on 15-10-2020 by Mr INDRA CHAND GUPTA, PARTNER, SKDJ KASTURI, , 8, Camac Street, Shantiniketan Building, 9th Flo, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Soumitra Sarkar, , , Son of M C Sarkar, Gobindapur, P.O: Diara, Thana: Singur, , Hooghly, WEST BENGAL, India, PIN - 712223, by caste Hindu, by profession Law Clerk



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 02-11-2020

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 4,94,295/- (A(1) = Rs 4,94,281/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,94,295/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/10/2020 12:00AM with Govt. Ref. No: 192020210108596941 on 08-10-2020, Amount Rs: 4,94,295/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 5044118383 on 08-10-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 34,59,987/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 34,59,987/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 35718, Amount: Rs.100/-, Date of Purchase: 04/08/2020, Vendor name: Amal Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/10/2020 12:00AM with Govt. Ref. No: 192020210108596941 on 08-10-2020, Amount Rs: 34,59,987/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 5044118383 on 08-10-2020, Head of Account 0030-02-103-003-02



Kaushik Ray

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2020, Page from 114665 to 114704

being No 160602663 for the year 2020.



**(Kaushik Ray) 2020/11/05 02:56:49 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.**

(This document is digitally signed.)