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 03-1673/185/25

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

[Signature]

District Sub-Registrar-V
Alipore, South 24 Parganas

03 JUL 2023

DEED OF CONVEYANCE

1. Date: This Indenture is made on this the 3rd Day of July, 2023 (Two Thousand and Twenty - Three).
2. Nature of Document: Deed of Conveyance.

85694

22 NOV 2022

SOLD TO
 OF
 RS
 ANUBRATA DHAR
 Advocate
 M.M. Road, Koli - 1
 JAYDEEP CHATTERJEE
 16, INDIA EXCHANGE PLACE, KOL-1
 LICENSED STAMP VENDOR
 NO 351RS2016

22 NOV 2022



Sutirtha Modak.
 S/O Tapan Modak.
 Paschim Para, P.O; Rahara,
 P.S;- Khurdaha, KOLI-700118

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3. Parties:

3.1 **1.) BHARAT VILLA PROJECTS PRIVATE LIMITED**, [PAN: **AAFCB8428B**], a Company registered under the Companies Act, 1956, having its Registered Office at: Flat No.: 201, N, Plot No.: AE - 41, Bikram Corporate Housing Society P.O.&P.S.: New Town, District: 24 Parganas (North), State: West Bengal, PIN: 700156, represented by its Director, **MR. BAPI NASKAR**, [PAN: **AIIPN2795D**], [AADHAAR No.: 337791761730] Son of Late Pulin Naskar, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, Resident of: Village & P.O.: Dharmatala Panchuria, P.S.: Bhangore now at K.L.C. (Kolkata Leather Complex), District: 24 Parganas (South), State: West Bengal, PIN: 743502, **2.) MR. BAPI NASKAR**, [PAN: **AIIPN2795D**], [AADHAAR No.: 337791761730] Son of Late Pulin Naskar, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, Resident of: Village & P.O.: Dharmatala Panchuria, P.S.: Bhangore now at K.L.C. (Kolkata Leather Complex), District: 24 Parganas (South), State: West Bengal, PIN: 743502, hereinafter called and referred to as the "**OWNERS/VENDORS**" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and assigns) of the **FIRST PART**.

3.2 **MR. AMIT GHOSH**, [PAN: **AHNPG7172PI**], [AADHAR No.: 981304177819], Son of Mr. Tapan Ghosh, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, Resident of: Khariberia, P.O. & P.S.: Bishnupur, District: 24 Parganas (South), State: West Bengal, PIN: 743503, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs executors, administrators, representatives, successors, nominees and assigns) of the **SECOND PART**.

WHEREAS by virtue of inheritance said namely one **Mostobar Molla**, S/o Fajlur Rahaman acquired and possessed the share of land measuring of **0.63 Decimals** landed



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property, comprised in **R.S. & L.R. Dag No.: 864**, recorded in R.S. *Khatian* No.: 771, corresponding to L.R. *Khatian* No.: 1232 & **0.05 Decimals** landed property, comprised in **R.S. & L.R. Dag No.: 866**, recorded in R.S. *Khatian* No.: 771, corresponding to L.R. *Khatian* No.: 1232, AND, **Ali Mahammad Molla**, S/o Didar Molla acquired and possessed the share of land measuring of **1.12 Decimals** landed property, comprised in **R.S. & L.R. Dag No.: 864**, recorded in R.S. *Khatian* No.: 771, corresponding to L.R. *Khatian* No.: 1232 & **0.09 Decimals** landed property, comprised in **R.S. & L.R. Dag No.: 866**, recorded in R.S. *Khatian* No.: 771, corresponding to L.R. *Khatian* No.: 1232, all at *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhargore, District: 24 Parganas (South).

WHEREAS said Mostobar Molla and Ali Mahammad Molla in urgent and dire need money jointly proposed to sell and transfer the total share of land measuring **1.89 Decimals** landed property, comprised in **R.S. & L.R. Dag Nos.: 864 & 866**, recorded in R.S. *Khatian* Nos.: 771, corresponding to L.R. *Khatian* Nos.: 1232, *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhargore, District: 24 Parganas (South) to Bharat Villa Projects Pvt. Ltd. and the same had been transferred vide registered Deed of Conveyance being **No.: 02003** for the 2021, Book - I, Vol. No.: 1621 - 2021, Pages 81308 to 81345.

AND WHEREAS by virtue of inheritance said namely one **Ajiman Bibi**, W/o Late Abdar Ali Molla acquired and possessed the share of land measuring of **0.65 Decimals** landed property; **Md. Abu Siddique Molla**; **Yesiddique Molla**; **Md. Nasiruddin Molla and Sarifuddin Molla** all S/o Late Abdar Ali Molla acquired and possessed **0.83 Decimal each** & said namely **Marjina Bibi Pahar**; **Arjina Bibi and Tuhina Pravin** all D/o Late Abdar Ali Molla acquired and possessed **0.41 Decimal each**, all comprised in **R.S. & L.R. Dag No.: 864**, recorded in R.S. *Khatian* No.: 771, corresponding to L.R. *Khatian* No.: 1233 & said namely **Ajiman Bibi**, W/o Late Abdar Ali Molla acquired and possessed the share of land measuring of **0.05 Decimals** landed



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property; **Md. Abu Siddique Molla; Yesiddique Molla; Md. Nasiruddin Molla and Sarifuddin Molla** all S/o Late Abdar Ali Molla acquired and possessed **0.07 Decimal each & said namely Marjina Bibi Pahar; Arjina Bibi and Tuhina Pravin** all D/o Late Abdar Ali Molla acquired and possessed **0.03 Decimal each**, all comprised in **R.S. & L.R. Dag No.: 866**, recorded in R.S. *Khatian* No.: 771, corresponding to L.R. Khatian No.: 1233, all at *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhongore, District: 24 Parganas (South).

WHEREAS said namely Ajiman Bibi; Md. Abu Siddique Molla; Yesiddique Molla; Md. Nasiruddin Molla; Sarifuddin Molla; Marjina Bibi Pahar; Arjina Bibi & Tuhina Pravin in urgent and dire need money jointly proposed to sell and transfer the **total share of land measuring 5.62 Decimals** landed property, comprised in **R.S. & L.R. Dag Nos.: 864 & 866**, recorded in R.S. *Khatian* Nos.: 771, corresponding to L.R. Khatian Nos.: 1233, *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhongore, District: 24 Parganas (South) to Bharat Villa Projects Pvt. Ltd. and the same had been transferred vide registered Deed of Conveyance being **No.: 02004** for the 2021, Book – I, Vol. No.: 1621 – 2021, Pages 81346 to 81399.

WHEREAS by virtue of normal purchase vide aforementioned Deeds Bharat Villa Projects Pvt. Ltd., acquired and became the absolute and lawful owners of **7.51 Decimals** landed property, comprised in **R.S. & L.R. Dag Nos.: 864 & 866**, recorded in R.S. *Khatian* Nos.: 771, corresponding to L.R. Khatian Nos.: 1232 & 1233, all at *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhongore, District: 24 Parganas (South).

WHEREAS by virtue of inheritance said namely **Kasim Molla and Akbar Ali Molla** both S/o Late Riyat Ali Molla acquired and possessed **10.39 Decimal each & said** namely Monoyara Bibi D/o Late Riyat Ali Molla acquired and possessed **3.20 Decimal**



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comprised in R.S. & L.R. Dag No.: 864, recorded in R.S. *Khatian* No.: 771, corresponding to L.R. *Khatian* No.: 1234 & said namely Kasim Molla and Akbar Ali Molla both S/o Late Riyat Ali Molla acquired and possessed **0.83 Decimal each** & said namely Monoyara Bibi D/o Late Riyat Ali Molla acquired and possessed **0.42 Decimal** comprised in R.S. & L.R. Dag No.: 866, recorded in R.S. *Khatian* No.: 771, corresponding to L.R. *Khatian* No.: 1234, both at *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South).

WHEREAS said namely Kasim Molla; Akbar Ali Molla & Monoyara Bibi jointly appointed Mr. Kalyan Roy Chowdhury their Lawful Attorney for the aforementioned piece and parcel of land vide registered General Power of Attorney being **No.: 01284** for the year 2021; Book No.: I; Vol. No.: 1621 - 2021; Pages from 46413 to 46445 at **A.D.S.R.O. Bhangore** for further dealings regarding the piece and parcel of land.

WHEREAS said namely Kasim Molla; Akbar Ali Molla & Monoyara Bibi in urgent and dire need money jointly proposed to sell and transfer the **total share** of land measuring **28.06 Decimals** landed property, comprised in R.S. & L.R. Dag Nos.: 864 & 866, recorded in R.S. *Khatian* Nos.: 771, corresponding to L.R. *Khatian* Nos.: 1234, *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South) to Bapi Naskar, S/o Late Pulin Naskar, and the same had been transferred vide two registered Deed of Conveyance being **No.: 03786** for the 2021, Book - I, Vol. No.: 1621 - 2021, Pages 138401 to 138441 & **No.: 03787** for the 2021, Book - I, Vol. No.: 1621 - 2021, Pages 138526 to 138566 respectively.

WHEREAS by virtue of inheritance said namely Mujam Ali Molla; Nijam Ali Molla; Samad Ali Molla; Iman Ali Molla and Aktar Ali Molla all Warison of Late Anowara Bibi acquired and possessed **0.7 Decimal each** & said namely Muslima Bibi Laskar; Merina Khatun and Akhlima Bibi Warison of Late Anowara Bibi acquired and possessed **0.35 Decimal** comprised in R.S. & L.R. Dag No.: 864, recorded in R.S.



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Khatian No.: 771, corresponding to L.R. *Khatian* No.: 1234 & said namely Mujam Ali Molla; Nijam Ali Molla; Samad Ali Molla; Iman Ali Molla and Aktar Ali Molla all Warison of Late Anowara Bibi Warison of Late Anowara Bibi acquired and possessed **0.06 Decimal each** & said namely Muslima Bibi Laskar; Merina Khatun and Akhlima Bibi Warison of Late Anowara Bibi acquired and possessed **0.03 Decimal** comprised in **R.S. & L.R. Dag No.: 866**, recorded in R.S. *Khatian* No.: 771, corresponding to L.R. *Khatian* No.: 1234, both at *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South).

WHEREAS said namely Nijam Ali Molla; Samad Ali Molla; Iman Ali Molla & Aktar Ali Molla jointly appointed Mr. Kalyan Roy Chowdhury their Lawful Attorney for the aforementioned piece and parcel of land vide registered General Power of Attorney being **No.: 01265** for the year 2021; Book No.: I; Vol. No.: 1621 – 2021; Pages from 46304 to 46338 at **A.D.S.R.O. Bhangore** for further dealings regarding the piece and parcel of land.

AND WHEREAS said namely Mujam Ali Molla; Muslima Bibi Laskar, Merina Khatun and Akhlima Bibi jointly appointed Mr. Kalyan Roy Chowdhury their Lawful Attorney for the aforementioned piece and parcel of land vide registered General Power of Attorney being **No.: 01267** for the year 2021; Book No.: I; Vol. No.: 1621 – 2021; Pages from 46339 to 46370 at **A.D.S.R.O. Bhangore** for further dealings regarding the piece and parcel of land.

WHEREAS said namely Nijam Ali Molla; Samad Ali Molla; Iman Ali Molla & Aktar Ali Molla in urgent and dire need money jointly proposed to sell and transfer the total share of land measuring **3.04 Decimals** landed property, comprised in **R.S. & L.R. Dag Nos.: 864 & 866**, recorded in R.S. *Khatian* Nos.: 771, corresponding to L.R. *Khatian* Nos.: 1234, *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South) to Bapi Naskar, S/o Late Pulin Naskar, and the same had



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been transferred vide two registered Deed of Conveyance being **No.: 03788** for the 2021, Book – I, Vol. No.: 1621 – 2021, Pages 138317 to 138361.

WHEREAS said namely Mujam Ali Molla; Muslima Bibi Laskar, Merina Khatun and Akhlma Bibi in urgent and dire need money jointly proposed to sell and transfer the **total share** of land measuring **1.90 Decimals** landed property, comprised in **R.S. & L.R. Dag Nos.: 864 & 866**, recorded in R.S. *Khatian* Nos.: 771, corresponding to L.R. Khatian Nos.: 1234, *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhargore, District: 24 Parganas (South) to Bapi Naskar, S/o Late Pulin Naskar, and the same had been transferred vide two registered Deed of Conveyance being **No.: 03789** for the 2021, Book – I, Vol. No.: 1621 – 2021, Pages 138235 to 138275.

WHEREAS said namely Rafique Midde, S/o Late Roshan Ali Midde, being the absolute and lawful owner of land measuring **9.35 Decimals**, comprised in **R.S. & L.R. Dag Nos.: 864**, AND, **0.75 Decimals**, comprised in **R.S. & L.R. Dag Nos.: 866**, both recorded in R.S. *Khatian* Nos.: 113, corresponding to L.R. *Khatian* Nos.: 1265, *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhargore, District: 24 Parganas (South).

WHEREAS said namely Rafique Midde being the absolute and lawful owner of proposed to sell and transfer land measuring **9.35 Decimals**, comprised in **R.S. & L.R. Dag Nos.: 864**, AND, **0.75 Decimals**, comprised in **R.S. & L.R. Dag Nos.: 866**, both recorded in R.S. *Khatian* Nos.: 113, corresponding to L.R. *Khatian* Nos.: 1265, *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhargore, District: 24 Parganas (South) in favour of Bapi Naskar by virtue of registered Deed of Conveyance being **No.: 03546** for the year 2021; Book No.: I; Vol. No.: 1621 – 2021; Pages from 127174 to 127205.



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WHEREAS said namely Layep Ali Midde, S/o Late Chholeman Midde, being the absolute and lawful owner of land measuring **9.35 Decimals**, comprised in **R.S. & L.R. Dag Nos.: 864**, AND, **0.75 Decimals**, comprised in **R.S. & L.R. Dag Nos.: 866**, both recorded in R.S. Khatian Nos.: 113, corresponding to L.R. Khatian Nos.: 1303, Mouza: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta Gram Panchayet No.: II, Additional District Registration Office Bhargore, District: 24 Parganas (South).

WHEREAS said namely Layep Ali Midde died intestate leaving behind his wife namely Rashida Midde, and Four sons namely Yar Midde; Rased Midde; Saheb Ali Midde & Esrail Midde as legal heirs/ warison to the said piece and parcel of land.

WHEREAS by virtue of inheritance said namely Rashida Midde, W/o Layep Ali Midde and Four sons namely Yar Midde; Rased Midde; Saheb Ali Midde & Esrail Midde became absolute and lawful owner of land measuring **9.35 Decimals**, comprised in **R.S. & L.R. Dag Nos.: 864**, AND, **0.75 Decimals**, comprised in **R.S. & L.R. Dag Nos.: 866**, both recorded in R.S. Khatian Nos.: 113, corresponding to L.R. Khatian Nos.: 1303, Mouza: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta Gram Panchayet No.: II, Additional District Registration Office Bhargore, District: 24 Parganas (South).

WHEREAS said namely Rashida Midde; Yar Midde; Rased Midde; Saheb Ali Midde & Esrail Midde being the absolute and lawful owner of proposed to sell and transfer land measuring **9.35 Decimals**, comprised in **R.S. & L.R. Dag Nos.: 864**, AND, **0.75 Decimals**, comprised in **R.S. & L.R. Dag Nos.: 866**, both recorded in R.S. Khatian Nos.: 113, corresponding to L.R. Khatian Nos.: 1303, Mouza: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta Gram Panchayet No.: II, Additional District Registration Office Bhargore, District: 24 Parganas (South) in favour of Bapi Naskar by virtue of registered Deed of Conveyance being **No.: 03712** for the year 2021; Book No.: I; Vol. No.: 1621 - 2021; Pages from 135783 to 135831.



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WHEREAS said namely Rahim Midde, S/o Roshan Ali Midde, became the absolute and lawful owner of land measuring **9.35 Decimals**, comprised in **R.S. & L.R. Dag Nos.: 864**, AND, **0.75 Decimals**, comprised in **R.S. & L.R. Dag Nos.: 866**, both recorded in R.S. Khatian Nos.: 113, corresponding to L.R. Khatian Nos.: 1264, Mouza: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta Gram Panchayet No.: II, Additional District Registration Office Bhangore, District: 24 Parganas (South).

WHEREAS said namely Rahim Midde being the absolute and lawful owner of proposed to sell and transfer land measuring **9.35 Decimals**, comprised in **R.S. & L.R. Dag Nos.: 864**, AND, **0.75 Decimals**, comprised in **R.S. & L.R. Dag Nos.: 866**, both recorded in R.S. Khatian Nos.: 113, corresponding to L.R. Khatian Nos.: 1264, Mouza: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta Gram Panchayet No.: II, Additional District Registration Office Bhangore, District: 24 Parganas (South) in favour of Bapi Naskar by virtue of registered Deed of Conveyance being No.: 03549 for the year 2021; Book No.: I; Vol. No.: 1621 – 2021; Pages from 119840 to 119871.

WHEREAS said namely Ayep Midde, S/o Late Chholeman Midde, became the absolute and lawful owner of land measuring **9.35 Decimals**, comprised in **R.S. & L.R. Dag Nos.: 864**, AND, **0.75 Decimals**, comprised in **R.S. & L.R. Dag Nos.: 866**, both recorded in R.S. Khatian Nos.: 113, corresponding to L.R. Khatian Nos.: 1304, Mouza: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta Gram Panchayet No.: II, Additional District Registration Office Bhangore, District: 24 Parganas (South).

WHEREAS said namely Ayep Midde, S/o Late Chholeman Midde, being the absolute and lawful owner of proposed to sell and transfer land measuring **9.35 Decimals**, comprised in **R.S. & L.R. Dag Nos.: 864**, AND, **0.75 Decimals**, comprised in **R.S. & L.R. Dag Nos.: 866**, both recorded in R.S. Khatian Nos.: 113, corresponding to L.R. Khatian Nos.: 1304, Mouza: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather



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Complex), within Beonta Gram Panchayet No.: II, Additional District Registration Office Bhangore, District: 24 Parganas (South) in favour of Bapi Naskar by virtue of registered Deed of Conveyance being **No.: 03504** for the year 2021; Book No.: I; Vol. No.: 1621 – 2021; Pages from 127022 to 127053.

AND WHEREAS by virtue of all aforementioned registered Deeds said Bapi Naskar became the absolute and lawful owner of **73.40 Decimal** of landed property comprised in **R.S. & L.R. Dag Nos.: 864 & 866**, recorded in R.S. *Khatian* Nos.: 113 & 771, corresponding to L.R. *Khatian* Nos.: 1234; 1264; 1265; 1303 & 1304, all at *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South).

WHEREAS the present records available states that said namely **Bharat Villa Project Pvt. Ltd.** is absolute and lawful owner of **7.51 Decimals** landed property, comprised in **R.S. & L.R. Dag Nos.: 864 & 866**, recorded in R.S. *Khatian* Nos.: 771, corresponding to L.R. *Khatian* No.: 1232 & 1233; **AND**, said **Bapi Naskar** became the absolute and lawful owner of **73.40 Decimal** of landed property comprised in **R.S. & L.R. Dag Nos.: 864 & 866**, recorded in R.S. *Khatian* Nos.: 113 & 771, corresponding to L.R. *Khatian* No.: 1234; 1264; 1265; 1303 & 1304, all at *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South)

AND WHEREAS being an absolute and lawful owners, the Vendors hereto offered to sell, transfer and convey ALL THAT plot of land measuring a total area of **80.91 Decimals** comprised in **R.S. & L.R. Dag Nos.: 864 & 866**, recorded in R.S. *Khatian* Nos.: 113 & 771, corresponding to L.R. *Khatian* No.: 1232; 1233; 1234; 1264; 1265; 1303 & 1304; all at *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet No.: II*, Additional District Registration Office Bhangore, District: 24 Parganas (South), more fully mentioned in the schedule



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hereunder written, at or for the total price and/or consideration of **Rs. 1,51,00,000/- (Rupees One Crore Fifty - One Lacs Only)**.

AND WHEREAS the Purchaser herein has agreed with the Vendor herein for absolute purchase of the said plot of land fully mentioned and described in the schedule hereunder written at or for above mentioned consideration, free from all encumbrances and attachments whatsoever.

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of **Rs. 1,51,00,000/- (Rupees One Crore Fifty - One Lacs Only)** to be true and lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration hereunder written and to have been received and from the same and every part thereof and doth hereby acquit, release and forever discharge the purchaser as well as the undivided share or interest into and over the property hereby conveyed) the Vendor do hereby grant, transfer, convey, sell, assign and assure to and unto and in favour of the Purchaser **ALL THAT** demarcated plot of land measuring a total area of **80.91 Decimals**, more fully and elaborately described in the schedule hereunder together with all sorts of easement right over the ways paths, passages, advantages and benefits whatsoever to the said property belonging to or in anywise appertaining thereto or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders and all the rents issues and profits thereof and every part thereof together with all other ways paths passages sewers advantages and appurtenance whatsoever to the said property and all the deeds pattahs muniments documents writings and other evidences of title exclusively relating to the said property which is now are or in the custody/possession and control of the Vendor or which the Vendor can procure without any suit or action **AND** all the estate right title interest property claim and demand whatsoever of the said Vendor into or upon the said property and every part or portion thereof **TO HAVE AND TO HOLD** the said property hereby



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granted, sold, transferred, conveyed, assigned and assured, or expressed or intended so to be with all rights benefits easements and appurtenances thereto unto and to the use of the Purchaser herein absolutely and forever SUBJECT HOWEVER to the purchaser making payment of the rents/taxes AND free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise well and sufficiently indemnified from against all manner of estate claim charges lien attachments and encumbrances created made done executed or suffered by the Vendor AND the Vendor doth hereby further covenant with the purchaser herein that the said owner and all the persons claiming through under or in trust for the Vendor shall and will from time to time and all materials times hereafter and at the request and cost of the purchaser herein make do execute or cause to be made done and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property hereby sold transferred conveyed and granted or expressed or intended so to be unto and to the use of the purchaser herein in the manner as aforesaid.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. THAT notwithstanding any act deed matter or thing whereby the Vendor done or executed or knowingly suffered to the contrary the Vendor herein is now lawfully and rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property and every part and portion thereof hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid for a perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever or howsoever to alter defeat encumber or make void the same.
2. AND THAT notwithstanding any act deed or thing whatsoever or howsoever done as aforesaid the Vendor has now full right power and absolute authority to grant sell, convey, transfer, assign, and assure the said property and all other benefits and right hereby granted sold conveyed transferred assigned and assured unto and to the use of the



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purchaser herein in the manner as aforesaid according to the true intent and meanings of these presents.

3. AND THAT the purchaser herein shall and may from time to time and at material times hereafter peaceably and quietly hold possess use and enjoy the said property hereby granted sold, conveyed, transferred assigned and assured or expressed or intended so to be unto and to receive all the rents issues and profits thereof without any lawful hindrance eviction interruptions disturbances claims and demands whatsoever or howsoever from time to time or by the Vendor herein or any person or persons having lawfully or equitably claiming from under or in trust for the Vendor.

4. AND THAT the said property hereby granted sold, conveyed, transferred assigned and assured or expressed or intended so to be and each and every part thereof are now free from all claims, demands, encumbrances lien lis-pendens attachments made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest therein from under or in trust for the Vendor.

5. AND FURTHER THAT the Vendor all the persons having or lawfully or rightfully claiming any estate or interest in the said property or any part or portion thereof from under or in trust for the Vendor herein shall and will from time to time and all material times hereafter and at the like request and at the cost of the purchaser herein make do and execute or cause to be done made and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property and all other benefits and rights and every part or portion thereof hereby granted sold , conveyed transferred assigned and assured unto and to the use of the purchaser herein in manner as aforesaid as shall or may be reasonably required by the purchaser.

6. AND FURTHERMORE, THAT the Vendor and all his successors in interest executors and administrators shall at all time hereafter indemnify and keep indemnified the purchaser, his heirs, and executors, administrators and assigns against all loss, damages



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DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
3 JUL 2023

costs charges and expenses, if any suffered by reason of any defect of the Vendor or any breach of the covenants hereunder contained.

THE SCHEDULE OF THE PROPERTY

REFERRED TO ABOVE

ALL THAT piece and parcel of vacant Shali Land property measuring an area about **80.91 Decimals** comprised in **R.S. & L.R. Dag Nos.: 864 & 866**, recorded in R.S. *Khatian* Nos.: 113 & 771, corresponding to L.R. *Khatian* No.: 1232; 1233; 1234; 1264; 1265; 1303 & 1304 all lying and situated at **MOUZA: HATISHALA**, vide J.L. No.: 09, within the limits of Beonta II No. Gram Panchayet, A.D.S.R. Office at Bhargore, & D.S.R. South 24 Parganas Office at Alipore, under P.S.: Bhargore now at K.L.C.(Kolkata Leather Complex), District: 24 Parganas (South), PIN: 700135, **That the property is not adjacent to any Metal Road**, TOGETHER WITH all sorts of easement right over the passage/road and other benefits, facilities and advantages attached therein or thereto more particularly shown and delineated in the site Map or Plan annexed hereto in RED border line thereon as part and parcel of this Sale of Deed.

ON THE NORTH : Other Lands of the same DAG.

ON THE SOUTH : Other Lands of the same DAG.

ON THE EAST : Other Lands of the same DAG.

ON THE WEST : Other Lands of the same DAG.



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DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
= 3 JUL 2023

IN WITNESSES WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. Suthirtha Modake,

Kol :- 700118.

Signature

2. Anjan Routh

Kol - 700156

For Bharatvilla Projects Pvt. Ltd.

Signature
Director

SIGNATURE OF OWNER/VENDOR

Signature

SIGNATURE OF PURCHASER

Drafted & Prepared By:

Suddeep Chakraborty

SUDEEP CHAKRABORTY
(ADVOCATE)

Enrolment No.: F - 1013/859/2019

Alipore Judges Court

Computer Print.



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DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
- 3 JUL 2023

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser/s by the within named vendors the within mentioned sum of **Rs. 1,51,00,000/- (Rupees One Crore Fifty - One Lacs Only)** being the full consideration money.

Cheque No.	Date	Name of the Bank	Amount (Rs.)
00836	15.12.2021	ICICI Bank	Rs. 10,00,000/-
00837	30.12.2021	ICICI Bank	Rs. 6,00,000/-
00956	18.02.2022	ICICI Bank	Rs. 30,00,000/-
00957	01.03.2022	ICICI Bank	Rs. 10,00,000/-
00990	11.03.2022	ICICI Bank	Rs. 20,00,000/-
01129	25.05.2022	ICICI Bank	Rs. 10,00,000/-
01130	18.07.2022	ICICI Bank	Rs. 30,00,000/-
028809449901	02.08.2022	ICICI Bank	Rs. 20,00,000/-
029010286361	16.08.2022	ICICI Bank	Rs. 5,00,000/-
029117506131	26.08.2022	ICICI Bank	Rs. 10,00,000/-

Total: Rs. 1,51,00,000/- (Rupees One Crore Fifty - One Lacs Only).



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DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
- 3 JUL 2023

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. Sunita Modak,
KOL:-700118,

2. Anjan Kulkarni,
Kol-700156

← Rajiv N. Gokhale →

For Bharatvilla Projects Pvt. Ltd.


Director

SIGNATURE OF OWNER/VENDOR



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DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
- 3 JUL 2023



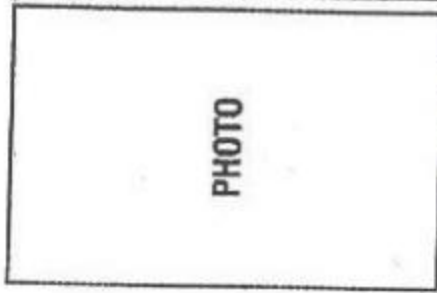
	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name AMIT GHOSH
 Signature Amit Ghosh



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name BAPI NALWAR
 Signature Bapi Nalwar



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name BAPI NALWAR
 Signature Bapi Nalwar



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DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
= 3 JUL 2023



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



030720232011718045

GRIPS Payment Detail

GRIPS Payment ID: 030720232011718045 Payment Init. Date: 03/07/2023 11:43:59
 Total Amount: 1774760 No of GRN: 1
 Bank/Gateway: ICICI Bank Payment Mode: Online Payment
 BRN: 2001723130 BRN Date: 03/07/2023 11:46:37
 Payment Status: Successful Payment Init. From: GRIPS Portal

Depositor Details

Depositor's Name: Amit Ghosh
 Mobile: 9830806854

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240117180461	Directorate of Registration & Stamp Revenue	1774760
Total			1774760

IN WORDS: SEVENTEEN LAKH SEVENTY FOUR THOUSAND SEVEN HUNDRED SIXTY ONLY.

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





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



192023240117180401

GRN Details

GRN: 192023240117180461 **Payment Mode:** Online Payment
GRN Date: 03/07/2023 11:43:59 **Bank/Gateway:** ICICI Bank
BRN : 2001723130 **BRN Date:** 03/07/2023 11:46:37
GRIPS Payment ID: 030720232011718045 **Payment Init. Date:** 03/07/2023 11:43:59
Payment Status: Successful **Payment Ref. No:** 20016731857/2023

[Query No/*Query Year]

Depositor Details

Depositor's Name: Amit Ghosh
Address: Halisala
Mobile: 9830806854
Depositor Status: Buyer/Claimants
Query No: 2001673185
Applicant's Name: Mr Aangraj Singh
Identification No: 2001673185/7/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 03/07/2023
Period To (dd/mm/yyyy): 03/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001673185/7/2023	Property Registration- Stamp duty	0030-02-103-003-02	1419781
2	2001673185/7/2023	Property Registration- Registration Fees	0030-03-104-001-16	354979
Total				1774760

IN WORDS: SEVENTEEN LAKH SEVENTY FOUR THOUSAND SEVEN HUNDRED SIXTY ONLY.

Major Information of the Deed

Deed No :	I-1630-02011/2023	Date of Registration	03/07/2023
Query No / Year	1630-2001673185/2023	Office where deed is registered	
Query Date	29/06/2023 11:55:51 AM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Aangraj Singh Thana : Kulti, District : Paschim Bardhaman, WEST BENGAL, PIN - 713343, Mobile No. : 7001605259, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,51,00,000/-	Rs. 3,54,96,531/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 14,19,881/- (Article:23)	Rs. 3,55,011/- (Article:A(1), E)		
Remarks			










Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-864 (RS :-864)	LR-1232, (RS:-771\0)	Bastu Shali	1.75 Dec	3,26,597/-	7,67,753/-	
L2	LR-864 (RS :-864)	LR-1233, (RS:-771\0)	Bastu Shali	5.2 Dec	9,70,466/-	22,81,325/-	
L3	LR-864 (RS :-864)	LR-1234, (RS:-771\0)	Bastu Shali	30.53 Dec	56,97,725/-	1,33,94,007/-	
L4	LR-864 (RS :-864)	LR-1265, (RS:-113\0)	Bastu Shali	9.35 Dec	17,44,963/-	41,01,997/-	
L5	LR-864 (RS :-864)	LR-1264, (RS:-113\0)	Bastu Shali	9.35 Dec	17,44,963/-	41,01,997/-	
L6	LR-864 (RS :-864)	LR-1303, (RS:-113\0)	Bastu Shali	9.35 Dec	17,44,963/-	41,01,997/-	
L7	LR-864 (RS :-864)	LR-1304, (RS:-113\0)	Bastu Shali	9.35 Dec	17,44,964/-	41,01,997/-	
L8	LR-866 (RS :-866)	LR-1232, (RS:-771\0)	Bastu Shali	0.14 Dec	26,128/-	61,420/-	
L9	LR-866 (RS :-866)	LR-1233, (RS:-771\0)	Bastu Shali	0.42 Dec	78,383/-	1,84,261/-	

L10	LR-866 (RS :-866)	LR-1234, (RS:-77110)	Bastu	Shali	2.47 Dec	4,60,968/-	10,83,629/-
L11	LR-866 (RS :-866)	LR-1265, (RS:-11310)	Bastu	Shali	0.75 Dec	1,39,970/-	3,29,037/-
L12	LR-866 (RS :-866)	LR-1264, (RS:-11310)	Bastu	Shali	0.75 Dec	1,39,970/-	3,29,037/-
L13	LR-866 (RS :-866)	LR-1303, (RS:-11310)	Bastu	Shali	0.75 Dec	1,39,970/-	3,29,037/-
L14	LR-866 (RS :-866)	LR-1304, (RS:-11310)	Bastu	Shali	0.75 Dec	1,39,970/-	3,29,037/-
	TOTAL :				80.91Dec	151,00,000 /-	354,96,531 /-
	Grand Total :				80.91Dec	151,00,000 /-	354,96,531 /-




Seller Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<p>Bharat Villa Projects Private Limited City:- , P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 , PAN No.:: AAxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>												
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Mr BAPI NASKAR Son of Late PULIN NASKAR Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office</p> </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>03/07/2023</td> <td>03/07/2023</td> <td>03/07/2023</td> </tr> </tbody> </table> <p>City:- , P.O:- DHARMATALA PANCHURIA, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxx5D, Aadhaar No: 33xxxxxxx1730, Status :Individual, Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<p>Mr BAPI NASKAR Son of Late PULIN NASKAR Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office</p>					03/07/2023	03/07/2023	03/07/2023
Name	Photo	Finger Print	Signature										
<p>Mr BAPI NASKAR Son of Late PULIN NASKAR Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office</p>													
	03/07/2023	03/07/2023	03/07/2023										

Buyer Details :

Name,Address,Photo,Finger print and Signature				
SI No	Name	Photo	Finger Print	Signature
1	Mr AMIT GHOSH (Presentant) Son of Mr TAPAN GHOSH Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office			
		03/07/2023	LTI 03/07/2023	03/07/2023
Son of Mr TAPAN GHOSH City:- , P.O:- BISHNUPUR, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxx2P, Aadhaar No: 98xxxxxxx7819, Status :Individual, Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office				

Representative Details :

Name,Address,Photo,Finger print and Signature				
SI No	Name	Photo	Finger Print	Signature
1	Mr BAPI NASKAR Son of Late PULIN NASKAR Date of Execution - 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023, Place of Admission of Execution: Office			
		-Jul 3 2023 2:48PM	LTI 03/07/2023	03/07/2023
City:- , P.O:- DHARMATALA PANCHURIA, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Axxxxxx5D, Aadhaar No: 33xxxxxxx1730 Status : Representative, Representative of : Bharat Villa Projects Private Limited (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUTIRTHA MODAK Son of Mr TAPAN MODAK PASCHIM PARA, City:- , P.O:- RAHARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118			
	03/07/2023	03/07/2023	03/07/2023
Identifier Of Mr BAPI NASKAR, Mr AMIT GHOSH, Mr BAPI NASKAR			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Bharat Villa Projects Private Limited	Mr AMIT GHOSH-1.75 Dec

Transfer of property for L10		
SI.No	From	To. with area (Name-Area)
1	Mr BAPI NASKAR	Mr AMIT GHOSH-2.47 Dec
Transfer of property for L11		
SI.No	From	To. with area (Name-Area)
1	Mr BAPI NASKAR	Mr AMIT GHOSH-0.75 Dec
Transfer of property for L12		
SI.No	From	To. with area (Name-Area)
1	Mr BAPI NASKAR	Mr AMIT GHOSH-0.75 Dec
Transfer of property for L13		
SI.No	From	To. with area (Name-Area)
1	Mr BAPI NASKAR	Mr AMIT GHOSH-0.75 Dec
Transfer of property for L14		
SI.No	From	To. with area (Name-Area)
1	Mr BAPI NASKAR	Mr AMIT GHOSH-0.75 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Bharat Villa Projects Private Limited	Mr AMIT GHOSH-5.2 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mr BAPI NASKAR	Mr AMIT GHOSH-30.53 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Mr BAPI NASKAR	Mr AMIT GHOSH-9.35 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Mr BAPI NASKAR	Mr AMIT GHOSH-9.35 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Mr BAPI NASKAR	Mr AMIT GHOSH-9.35 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	Mr BAPI NASKAR	Mr AMIT GHOSH-9.35 Dec
Transfer of property for L8		
SI.No	From	To. with area (Name-Area)
1	Bharat Villa Projects Private Limited	Mr AMIT GHOSH-0.14 Dec
Transfer of property for L9		
SI.No	From	To. with area (Name-Area)
1	Bharat Villa Projects Private Limited	Mr AMIT GHOSH-0.42 Dec

Land Details as per Land Record

District: South 24-Parganas, P. S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 864, LR Khatian No:- 1232		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 864, LR Khatian No:- 1233		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 864, LR Khatian No:- 1234		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 864, LR Khatian No:- 1265		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 864, LR Khatian No:- 1264		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 864, LR Khatian No:- 1303		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 864, LR Khatian No:- 1304		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 866, LR Khatian No:- 1232		Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 866, LR Khatian No:- 1233		Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 866, LR Khatian No:- 1234		Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 866, LR Khatian No:- 1265		Seller is not the recorded Owner as per Applicant.
L12	LR Plot No:- 866, LR Khatian No:- 1264		Seller is not the recorded Owner as per Applicant.
L13	LR Plot No:- 866, LR Khatian No:- 1303		Seller is not the recorded Owner as per Applicant.
L14	LR Plot No:- 866, LR Khatian No:- 1304		Seller is not the recorded Owner as per Applicant.

On 03-07-2023

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

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

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

Presented for registration at 14:46 hrs on 03-07-2023, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr AMIT GHOSH ,Claimant.

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 3,54,96,531/-

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

Execution is admitted on 03/07/2023 by 1. Mr AMIT GHOSH, Son of Mr TAPAN GHOSH, P.O: BISHNUPUR, Thana: Bishrupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession Business, 2. Mr BAPI NASKAR, Son of Late PULIN NASKAR, P.O: DHARMATALA PANCHURIA, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession Business

Identified by Mr SUTIRTHA MODAK, , Son of Mr TAPAN MODAK, PASCHIM PARA, P.O: RAHARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by profession Others

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

Execution is admitted on 03-07-2023 by Mr BAPI NASKAR, Director, Bharat Villa Projects Private Limited (Private Limited Company), City:- , P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

Identified by Mr SUTIRTHA MODAK, , Son of Mr TAPAN MODAK, PASCHIM PARA, P.O: RAHARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,55,011.00/- (A(1) = Rs 3,54,965.00/- ,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 3,54,979/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/07/2023 11:46AM with Govt. Ref. No: 192023240117180461 on 03-07-2023, Amount Rs: 3,54,979/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 2001723130 on 03-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 14,19,881/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 14,19,781/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 85694, Amount: Rs. 100.00/-, Date of Purchase: 22/11/2022, Vendor name: Jaydeep Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/07/2023 11:46AM with Govt. Ref. No: 192023240117180461 on 03-07-2023, Amount Rs: 14,19,781/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 2001723130 on 03-07-2023, Head of Account 0030-02-103-003-02



Jaideb Pal

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 57541 to 57569

being No 163002011 for the year 2023.



Digitally signed by Jaideb Pal
Date: 2023.07.03 16:04:15 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 2023/07/03 04:04:15 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)