

9179

T-9305/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2/1643550/22

V 077669

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

[Handwritten Signature]

Additional District Sub-Registrar,
Balarhat, New Town, North 24-Pgs

02 JUN 2022

CONVEYANCE

1. **Date:** 2nd June, 2022
2. **Place:** Kolkata
3. **Parties:**
 - 3.1 **Shiva Vinicom Private Limited**, a company incorporated under the Companies Act, 1956, [CIN U52190WB2011PTC170147] having its registered office at Swasti Market, Hari Ganga Basak Road, Police Station West PS, Post Office Agartala, District Agartala, State Tripura (West), PIN 799001 (PAN AAQCS6700C),

02 JUN 2022

Additional District Sub-Registrar,
Tanjore, N.W. Town, North 24-Pgs



சென்னை உயர்நீதிமன்றம்

சென்னை

புகார் எண்: 3348/2022

02.06.2022

சென்னை உயர்நீதிமன்றம்

சென்னை

சென்னை உயர்நீதிமன்றம்
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சென்னை உயர்நீதிமன்றம்
சென்னை

Advocate
Mantu Paul

சென்னை உயர்நீதிமன்றம்
சென்னை



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

GRN Details

GRN:	192022230041454611	Payment Mode:	Online Payment
GRN Date:	02/06/2022 15:17:34	Bank/Gateway:	IDBI Bank
BRN :	2749165004	BRN Date:	02/06/2022 15:18:15
Payment Status:	Successful	Payment Ref. No:	2001643550/5/2022

[Query No**/Query Year]

Depositor Details

Depositor's Name:	IMRAN GRIHA NIRMAN CO
Address:	HATIARA PACHISPARA KOL-135
Mobile:	9051033251
Depositor Status:	Buyer/Claimants
Query No:	2001643550
Applicant's Name:	Mr MINTU PAUL
Identification No:	2001643550/5/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001643550/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	218636
2	2001643550/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	99219
			Total	317855

IN WORDS: THREE LAKH SEVENTEEN THOUSAND EIGHT HUNDRED FIFTY FIVE ONLY.

represented by its directors, namely (1) **Sushanta Saha**, [PAN AUQPS2650E, Aadhaar No. 541202912646] son of Ranjit Kumar Saha, residing at Old Thana Lane, Near Mahanam Ashiram East Tahasil, Police Station West PS, Post Office Agartala, District Agartala, State Tripura (West), PIN 799001, (2) **Subrata Kumar Saha**, [PAN AUQPS2648E, Aadhaar No. 985096260769] son of Ranjit Kumar Saha, residing at Old Thana Lane, Near Mahanam Ashiram East Tahasil, Police Station West PS, Post Office Agartala, District Agartala, State Tripura (West), PIN 799001, (3) **Moumita Saha**, [PAN DBVPS1316G, Aadhaar No. 281268864291] wife of Sushanta Saha, residing at 75 Old Thana Lane, Near Mahanam Ashram East Tahasil, Police Station West PS, Post Office Agartala, District Agartala, State Tripura (West), PIN 799001 and (4) **Saswati Saha**, [PAN DBVPS1170N, Aadhaar No. 512430898463] wife of Subrta Saha, residing at Old Thana Lane, Near Mahanam Ashiram East Tahasil, Police Station West PS, Post Office Agartala, District Agartala, State Tripura (West), PIN 799001
(Vendor, includes successor-in-interest and assigns)

AND

3.2 **NEHA DREAM HOME CO** [PAN AASFN8967B], a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) Sk. Nasir, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Ecopark (formerly Newtown), Kolkata 700157 and (2) Rupsa Bibi, [PAN AJLPB0681L and Aadhar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157

- 3.3 **IMRAN GRIHA NIRMAN CO [PAN AAIFI8570R]**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Eco-park (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Eco-park (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157.
- 3.4 **IN HOME MAKERS & CO [PAN AAIFI8563L]**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Eco-park (formerly Newtown), Kolkata 700157, represented by its Partner, namely (1) **Sk. Nasir**, [PAN ADSPN1335N, Aadhaar No. 984958654168] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Eco-park (formerly Newtown), Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L and Aadhar No. 996066204499] wife of Sk. Nasir, by faith Muslim, by nationality Indian, by occupation Business, residing at Hatiara, Paschimpara, Post Office Hatiara, Police Station Eco-Park, Kolkata – 700157.
(collectively **Purchasers**, includes successor-in-interest and assigns)

AND

- 3.5 **Asit Ghosh**, [PAN AIZPG6156G and Aadhar No. 319605119639] son of Dhananjay Ghosh, by Faith Hindu, by Occupation Business, residing at Village - Kashinathpur, Police Station - Rajarhat, Post Office - Kashinathpur, District- North 24 Parganas, Kolkata – 700135.
- 3.6 **Pradip Mondal**, son of Ajit Mandal, by Nationality – Indian, by Faith – Hindu, by Occupation – Business, residing at Garaguri, Post Office

Patharghata, Police Station Rajarhat, Pin 700135, State West Bengal.
[PAN ALJPM0272E and AADHAAR 238100742087]
(collectively **Confirming Party**, includes successors-in-interest).

Vendor, Purchasers and Confirming Party collectively **Parties** and
individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** *Danga* land measuring 22 (twenty two) decimal, comprised in R.S./L.R. *Dag* No. 1503, recorded in L.R. *Khatian* No. 2224, *Mouza* Jamalpara, J. L. No. 42, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas **Said Property, together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:

- 5.1.1 **Ownership of Md. Raju and Rajesh Mohammad:** By a conveyance dated 2nd January, 2003, registered in the office of the Additional Dist. Sub Registrar Bidhannagar, in Book No. I, Volume No. 13, Page 87 to 96, Being No. 00245 for the year 2003, Md. Raju and Rajesh Mohammad, have jointly purchased the land measuring 22 (twenty two) decimal, comprised in R.S./L.R. *Dag* No. 1503, recorded in R.S. *Khatian* No. 582, L.R. *Khatian* Nos. 106, 623, in *Mouza* Jamalpara, J. L. No. 42, Police Station Rajarhat,

Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas, from Ahammad Ali Molla (son og Late Elai Box Molla) and Majida Bibi (wife to Ahammad Ali Molla), by a consideration mentioning therein.

5.1.2 **Mutation:** Md. Raju and Rajesh Mohammad, mutated their names in the records of Land Revenue Settlement in respect of above Purchased Property, vide L.R. *Khatian* Nos. 1985, 1986, respectively.

5.1.2 **Sold by Md. Raju and Rajesh Mohammad:** By a conveyance dated 18th October 2012, registered in the office of the Additional Dist. Sub Registrar Bidhannagar, in Book No. I, CD Volume No. 18, Page 13030 to 13051, Being No. 13272 for the year 2012, Md. Raju and Rajesh Mohammad, have jointly sold conveyed and transferred their above mentioned recorded land, i.e. land measuring 22 (twenty two) decimal, comprised in R.S./L.R. *Dag* No. 1503, recorded in L.R. *Khatian* Nos. 1985, 1986, in *Mouza* Jamalpara, J. L. No. 42, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas, to **Shiva Vinicom Private Limited** (the Vendor No. 3.1 herein), by a consideration mentioning therein

5.1.3 **Mutation:** Shiva Vinicom Private Limited, mutated its name in the records of Land Revenue Settlement in respect of its Purchased Property, vide L.R. *Khatian* No. 2224, being share of 0.4999 out of total land measuring 44 decimal and has been paying the *khazna* regularly. (herein after **Said Property**).

5.1.4 **Absolute Ownership of Said Property:** In the aforesaid statuses, the Vendor has become the undisputed joint owners of the Said Property and which is Subject Matter of Conveyance.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the *Panchayat* Authority or Government or any Statutory Body.

5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.

5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.

5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.

- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debuffers*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Prior Agreement:** The Confirming Party and the Vendor had agreed to sale the Said Property and the Confirming Party has paid Rs. 26,00,000/- (Rupees twenty six lac) only as advance, but Said agreement has canceled with understanding between the all Parties and before execution of this deed
- 6.2 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchasers free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title, with confirmation of the Confirming Party and **together with** *khas*, vacant, peaceful and physical possession and the Purchasers will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sell, convey and transfer to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being *danga* land measuring 22 (twenty two) decimal, comprised in R.S./L.R. *Dag* No. 1503, recorded in L.R. *Khatian* No. 2224, *Mouza* Jamalpara, J. L. No. 42, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas (**Said Property**) **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs. 73,20,500/- (Rupees seventy three lac twenty thousand five hundred) only**, out of which Rs. 47,20,500/- paid by the Purchasers to the Vendor receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration, **Part-I** and balance Rs. 26,00,000/- paid by the Purchasers to the Confirming party receipt of which the Confirming Party hereby as well as by the Receipt and Memo of Consideration, **Part-II**, hereunder written, admit and acknowledge.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities

whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of the aforesaid.

8.2.2 **Transfer of Property Act:** all obligations and duties of Vendor and Purchasers as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** *Khas*, vacant, physical and peaceful possession of the Said Property has been handed over by the Vendor to the Purchasers.

- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (1) consent to the same and (2) appoint the Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.7 **Rights of Confirming Party:** The Confirming Party is the aggregator of the Said Property and had paid Rs. 26,00,000/- (Rupees twenty six lac) only to

the Vendor. The confirming party has received his investment amount from the Purchasers, as refund, which the confirming party hereby as well as by the Receipt and Memo of Consideration, Part-II, hereunder written, admit and acknowledge and the confirming party has no objection in respect of Said Property transfer in favour of the purchasers by the Vendor.

- 8.8 **No Objection to Ratification:** The Vendor declares that the Purchasers can rectified this deed, if anything found wrong in this deed, In this regard, the Vendor hereby authorizes and empowers the Purchasers to take all steps and to do all acts, deeds and things as may be necessary for and on behalf of the Vendor.
- 8.9 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Schedule

(Said Property)

Danga land measuring **22 (twenty two) decimal**, comprised in **R.S./L.R. Dag No. 1503**, recorded in **L.R. Khatian No. 2224**, in **Mouza Jamalpara**, J. L. No. 42, Police Station **Rajarhat**, Additional District Sub-Registrar Office **Rajarhat**, within **Rajarhat Bishnupur 2 No. Gram Panchayat** (RBGP-2), District North 24 Parganas and butted and bounded as follows:

Butted and bounded of Said Property

- On the North : By RS/LR Dag No. 971
- On the East : By Land Of Pradip Mondal (RS/LR Dag No. 1503)
- On the South : By 211 Bus Route (80 feet wide Metal Road)
- On the West : By RS/LR Dag Nos. 970, 1502

Together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

Summary of the Said Property

P.S. – Rajarhat			<i>Mouza</i> Jamalpara, J L No. 42			
Sl. No.	R.S/L. R Dag No.	Total Area (in deci.)	L.R. Khatian No	Sold Share	Name of the Recorded Owner	Said Property (Mrk As)
1	1503	44	2224	0.4999	Shiva Vinicom Private Limited	22 Decimal

9. Execution and Delivery

9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

SHIVA VINICOM PVT LTD

Saswati Saha

Director

Subrata Kr. Saha.

D.F.O

Saswati Saha

SUBRATA SAHA

SAHA

Subrata Kr. Saha.

Moumita Saha

Saswati Saha.

as Directors of

Shiva Vinicom Private Limited

Moumita Saha

SHIVA VINICOM PVT LTD

Saswati Saha.

Director

[Vendor]

SK NG

RUPSA BIBI

as Partners of

Neha Dream Home Co

Imran Griha Nirman Co

IN Home Makers & Co

[Purchasers]

Asit Ghoshy
Buyer Party
Confirming Party

Signature *Tushar Kanti Nasikar*

Signature *Subrata Debnata*

Name TUSHAR KANTI NASIKAR

Name SUBRATA DEBNATA

Drafted by:

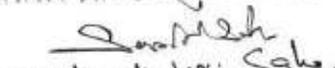
Mintu Paul
MINTU PAUL
Advocate
High Court, Calcutta
F/663/1713/2018

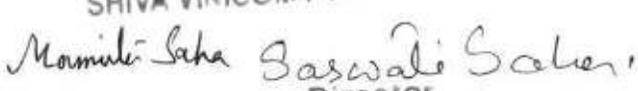
Receipt And Memo of Consideration

(Part- I)

Received from the within named Purchasers the within mentioned sum of **Rs. 47,20,500/- (Rupees forty seven lac twenty thousand five hundred) only** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner :

Mode	Date	Bank	Amount (Rs.)
TDS Challan Paid	02/06/2022		73,205/-
by RTGS	02/06/2022	IDBI Bank	15,49,098/-
by RTGS	02/06/2022	IDBI Bank	15,49,098/-
by RTGS	02/06/2022	IDBI Bank	15,49,099/-
Total Rs.			47,20,500/-

SHIVA VINICOM PVT. LTD

 Subant K. Sah.
 Director

SHIVA VINICOM PVT. LTD.

 Mamuli Saha Baswale Saha
 Director

as Directors of
Shiva Vinicom Private Limited

[Vendor]

Witnesses :

Signature Tushar Kantil Naskar

Signature Subrata Debnath

Name TUSHARKANTILNASKAR

Name SUBRATA DEBNATH

Father's Name Mahadev Naskar

Father's Name Samir Debnath

Address VII Jammal Parapokashi.

Address Tejendra main road

nath Pur P.S Rajarhat
Kolkata 135

KO7- 200153

Receipt And Memo of Consideration

(Part-II)

Received from the within named Purchasers the within mentioned sum of **Rs. 26,00,000/- (Rupees twenty six lac) only** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
By Cheq. 247793	07/12/2021	IDBI Bank	10,00,000/-
By Cheq. 023016 (P)	07/12/2021	IDBI Bank	7,00,000/-
By Cheq. 247791 (P)	07/12/2021	IDBI Bank	9,00,000/-
Total Rs.			26,00,000/-

Asit Ghosh

Asit Ghosh

Pradip Mondal

Pradip Mondal

[Confirming Party]

Witnesses:

Signature Tushar Kanti Nasikar

Name TUSHAR KANTI NASIKAR

Father's Name Mahadev Nasikar

Address VIL Jammalpara P.O Kashi
north Post P.O Rajarhat
Kadkatta 135

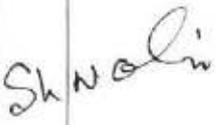
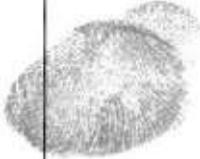
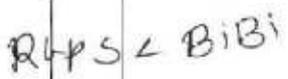
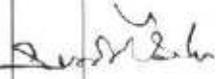
Signature Subrata Debnath

Name SUBRATA DEBNATH

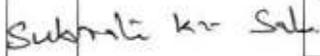
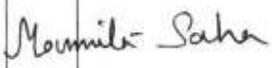
Father's Name Samir Debnath

Address T-68, Teghoria Main Road
Kol- 700157

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 S. S. T. A. J. A.					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
	<p>Asit Ghosh</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p>Pradip Mondal</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



ভারত সরকার
Government of India



সুব্রত দেবনাথ
Subrata Debnath
পিতা : সমীর দেবনাথ
Father : SAMIR DEBNATH
জন্মতারিখ / DOB : 29/10/1985
পুংস্ব / Male



9174 0185 2065

সাধারণ - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় ব্যবস্থাপনা
Unique Identification Authority of India

ঠিকানা:
S/O: সমীর দেবনাথ, সুনিত
বানার্জী রোড, পানিহাটি (এম),
ঘোলা বাজার, উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ, 700111

Address
S/O: Samir Debnath, SUNIT
BANERJEE ROAD, Panihati (m),
Ghola Bazar, North 24 Parganas,
West Bengal, 700111

9174 0185 2065

1947
*500 300 1947

✉
help@uidai.gov.in

WWW
www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1523-09305/2022	Date of Registration	02/06/2022
Query No / Year	1523-2001643550/2022	Office where deed is registered	
Query Date	01/06/2022 6:31:32 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MINTU PAUL HIGH COURT,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830202038, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 26,00,000/-]		
Set Forth value	Market Value		
Rs. 73,20,500/-	Rs. 73,20,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,19,636/- (Article:23)	Rs. 99,219/- (Article:A(1), E.)		
Remarks			

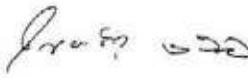
Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Jamalpara, JI No: 42, Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1503 (RS :-)	LR-2224	Bastu	Danga	22 Dec	73,20,500/-	73,20,500/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
Grand Total :					22Dec	73,20,500 /-	73,20,500 /-	

Seller Details :

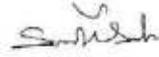
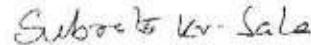
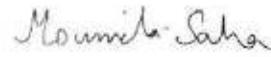
Sl No	Name,Address,Photo,Finger print and Signature
1	SHIVA VINICOM PRIVATE LIMITED SWASTI MARKET, HARI GANGA BASAK ROAD, City:- Not Specified, P.O:- AGARTALA, P.S:-WOMEN P.S. AGARTHALA, District:-West Tripura, Tripura, India, PIN:- 799001 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

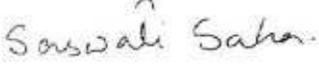
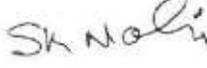
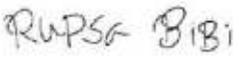
2	Name	Photo	Finger Print	Signature
	Mr ASIT GHOSH Son of Mr DHANANJAY GHOSH Executed by: Self, Date of Execution: 02/06/2022 , Admitted by: Self, Date of Admission: 02/06/2022 ,Place : Office			
	02/06/2022	LTI 02/06/2022	02/06/2022	
VILLAGE - KASHINATHPUR, City:- Rajarhat-gopalpore, P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx6G, Aadhaar No: 31xxxxxxxx9639, Status :Confirming Party, Executed by: Self, Date of Execution: 02/06/2022 , Admitted by: Self, Date of Admission: 02/06/2022 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr PRADIP MONDAL Son of Mr AJIT MONDAL Executed by: Self, Date of Execution: 02/06/2022 , Admitted by: Self, Date of Admission: 02/06/2022 ,Place : Office			
	02/06/2022	LTI 02/06/2022	02/06/2022	
GARAGURI, City:- Rajarhat-gopalpore, P.O:- PATHARGHATA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx2E, Aadhaar No: 23xxxxxxxx2087, Status :Confirming Party, Executed by: Self, Date of Execution: 02/06/2022 , Admitted by: Self, Date of Admission: 02/06/2022 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NEHA DREAM HOME CO HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	IMRAN GRIHA NIRMAN CO HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	IN HOME MAKERS & CO HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUSHANTA SAHA Son of Mr RANJIT KUMAR SAHA Date of Execution - 02/06/2022, , Admitted by: Self, Date of Admission: 02/06/2022, Place of Admission of Execution: Office	 <small>Jun 2 2022 6:30PM</small>	 <small>LTI 02/06/2022</small>	 <small>02/06/2022</small>
	OLD THANA LANE, NEAR MAHANAM ASHIRAM EAST TAHASIL, City:- Not Specified, P.O:- AGARTALA, P.S:-AGARTALA WEST, District:-West Tripura, Tripura, India, PIN:- 799001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx0E, Aadhaar No: 54xxxxxxxx2646 Status : Representative, Representative of : SHIVA VINICOM PRIVATE LIMITED (as Director)			
2	Name Mr SUBRATA KUMAR SAHA Son of Mr RANJIT KUMAR SAHA Date of Execution - 02/06/2022, , Admitted by: Self, Date of Admission: 02/06/2022, Place of Admission of Execution: Office	 <small>Jun 2 2022 6:34PM</small>	 <small>LTI 02/06/2022</small>	 <small>02/06/2022</small>
	OLD THANE LANE, NEAR MAHANAM ASHIRAM EAST TAHASIL, City:- Not Specified, P.O:- AGARTALA, P.S:-AGARTALA WEST, District:-West Tripura, Tripura, India, PIN:- 799001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx8E, Aadhaar No: 98xxxxxxxx0769 Status : Representative, Representative of : SHIVA VINICOM PRIVATE LIMITED (as Director)			
3	Name Mrs MOUMITA SAHA Wife of Mr SUSHANTA SAHA Date of Execution - 02/06/2022, , Admitted by: Self, Date of Admission: 02/06/2022, Place of Admission of Execution: Office	 <small>Jun 2 2022 6:31PM</small>	 <small>LTI 02/06/2022</small>	 <small>02/06/2022</small>
	75, OLD THANE LANE, NEAR MAHANAM ASHRAM EAST TAHASIL, City:- Not Specified, P.O:- AGARTALA, P.S:-AGARTALA WEST, District:-West Tripura, Tripura, India, PIN:- 799001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DBxxxxxx6G, Aadhaar No: 28xxxxxxxx4291 Status : Representative, Representative of : SHIVA VINICOM PRIVATE LIMITED (as Director)			

4	Name	Photo	Finger Print	Signature
	Mrs SASWATI SAHA Wife of Mr SUBRATA SAHA Date of Execution - 02/06/2022, , Admitted by: Self, Date of Admission: 02/06/2022, Place of Admission of Execution: Office			
		Jun 2 2022 6:31PM	LTI 02/06/2022	02/06/2022
OLD THANE LANE, NEAR MAHARAM ASHIRAM EAST TAHASIL, City:- Not Specified, P.O:- AGARTALA, P.S:-AGARTALA WEST, District:-West Tripura, Tripura, India, PIN:- 799001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DBxxxxxx0N, Aadhaar No: 51xxxxxxx8463 Status : Representative, Representative of : SHIVA VINICOM PRIVATE LIMITED (as Director)				
5	Name	Photo	Finger Print	Signature
	SK NASIR (Presentant) Son of Sk. RASHID Date of Execution - 02/06/2022, , Admitted by: Self, Date of Admission: 02/06/2022, Place of Admission of Execution: Office			
		Jun 2 2022 7:06PM	LTI 02/06/2022	02/06/2022
HATIARA PASCHIMPARA, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx5N, Aadhaar No: 98xxxxxxxx4168 Status : Representative, Representative of : NEHA DREAM HOME CO (as partner), IMRAN GRIHA NIRMAN CO (as partner), IN HOME MAKERS & CO (as partner)				
6	Name	Photo	Finger Print	Signature
	RUPSA BIBI Wife of SK NASIR Date of Execution - 02/06/2022, , Admitted by: Self, Date of Admission: 02/06/2022, Place of Admission of Execution: Office			
		Jun 2 2022 7:12PM	LTI 02/06/2022	02/06/2022
HATIARA, PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700157, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx1L, Aadhaar No: 99xxxxxxxx4499 Status : Representative, Representative of : NEHA DREAM HOME CO (as partner), IMRAN GRIHA NIRMAN CO (as partner), IN HOME MAKERS & CO (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subrata Debnath Son of Mr Samir Debnath Ghola Bazar, City:- Panihati, P.O:- Ghola Bazar, P.S:-Ghola, District:-North 24- Parganas, West Bengal, India, PIN:- 700111			
	02/06/2022	02/06/2022	02/06/2022
Identifier Of Mr ASIT GHOSH, Mr PRADIP MONDAL, Mr SUSHANTA SAHA, Mr SUBRATA KUMAR SAHA, Mrs MOUMITA SAHA, Mrs SASWATI SAHA, SK NASIR, RUPSA BIBI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SHIVA VINICOM PRIVATE LIMITED	NEHA DREAM HOME CO-7.33333 Dec,IMRAN GRIHA NIRMAN CO-7.33333 Dec,IN HOME MAKERS & CO-7.33333 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Jamalpara, JI No: 42, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1503, LR Khatian No:- 2224	Owner:শিব ভিনিকম প্রাইভেট লিমিটেড, Address:স্বস্তি মার্কেট, হরিগঙগা বসাক রোড, আগরতলা, ত্রিপুরা (পশ্চিম), পিন-799001, Classification:ডাঙ্গা, Area:0.22000000 Acre,	SHIVA VINICOM PRIVATE LIMITED

On 02-06-2022

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 18:24 hrs on 02-06-2022, at the Office of the A.D.S.R. RAJARHAT by SK NASIR ,

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 73,20,500/-

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

Execution is admitted on 02/06/2022 by 1. Mr ASIT GHOSH, Son of Mr DHANANJAY GHOSH, VILLAGE - KASHINATHPUR, P.O: KASHINATHPUR, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 2. Mr PRADIP MONDAL, Son of Mr AJIT MONDAL, GARAGURI, P.O: PATHARGHATA, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Mr Subrata Debnath, , , Son of Mr Samir Debnath, Ghola Bazar, P.O: Ghola Bazar, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Service

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

Execution is admitted on 02-06-2022 by SK NASIR, partner, NEHA DREAM HOME CO (Partnership Firm), HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; partner, IMRAN GRIHA NIRMAN CO (Partnership Firm), HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; partner, IN HOME MAKERS & CO (Partnership Firm), HATIARA PASCHIMPARA, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr Subrata Debnath, , , Son of Mr Samir Debnath, Ghola Bazar, P.O: Ghola Bazar, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Service

Execution is admitted on 02-06-2022 by RUPSA BIBI, partner, NEHA DREAM HOME CO (Partnership Firm), HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; partner, IMRAN GRIHA NIRMAN CO (Partnership Firm), HATIARA PASCHIMPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157; partner, IN HOME MAKERS & CO (Partnership Firm), HATIARA PASCHIMPARA, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr Subrata Debnath, , , Son of Mr Samir Debnath, Ghola Bazar, P.O: Ghola Bazar, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Service

Execution is admitted on 02-06-2022 by Mr SUSHANTA SAHA, Director, SHIVA VINICOM PRIVATE LIMITED (Partnership Firm), SWASTI MARKET, HARI GANGA BASAK ROAD, City:- Not Specified, P.O:- AGARTALA, P.S:- WOMEN P.S. AGARTHALA, District:-West Tripura, Tripura, India, PIN:- 799001

Indetified by Mr Subrata Debnath, , , Son of Mr Samir Debnath, Ghola Bazar, P.O: Ghola Bazar, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Service

Execution is admitted on 02-06-2022 by Mr SUBRATA KUMAR SAHA, Director, SHIVA VINICOM PRIVATE LIMITED (Partnership Firm), SWASTI MARKET, HARI GANGA BASAK ROAD, City:- Not Specified, P.O:- AGARTALA, P.S:- WOMEN P.S. AGARTHALA, District:-West Tripura, Tripura, India, PIN:- 799001

Indetified by Mr Subrata Debnath, , , Son of Mr Samir Debnath, Ghola Bazar, P.O: Ghola Bazar, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Service

Execution is admitted on 02-06-2022 by Mrs MOUMITA SAHA, Director, SHIVA VINICOM PRIVATE LIMITED (Partnership Firm), SWASTI MARKET, HARI GANGA BASAK ROAD, City:- Not Specified, P.O:- AGARTALA, P.S:- WOMEN P.S. AGARTHALA, District:-West Tripura, Tripura, India, PIN:- 799001

Indetified by Mr Subrata Debnath, , Son of Mr Samir Debnath, Ghola Bazar, P.O: Ghola Bazar, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Service

Execution is admitted on 02-06-2022 by Mrs SASWATI SAHA, Director, SHIVA VINICOM PRIVATE LIMITED (Partnership Firm), SWASTI MARKET, HARI GANGA BASAK ROAD, City:- Not Specified, P.O:- AGARTALA, P.S:- WOMEN P.S. AGARTHALA, District:-West Tripura, Tripura, India, PIN:- 799001

Indetified by Mr Subrata Debnath, , Son of Mr Samir Debnath, Ghola Bazar, P.O: Ghola Bazar, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 99,219/- (A(1) = Rs 73,205/- ,B = Rs 26,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 99,219/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/06/2022 3:18PM with Govt. Ref. No: 192022230041454611 on 02-06-2022, Amount Rs: 99,219/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2749165004 on 02-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

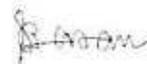
Certified that required Stamp Duty payable for this document is Rs. 2,19,636/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 2,18,636/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 3348, Amount: Rs.1,000/-, Date of Purchase: 19/04/2022, Vendor name: S Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/06/2022 3:18PM with Govt. Ref. No: 192022230041454611 on 02-06-2022, Amount Rs: 2,18,636/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2749165004 on 02-06-2022, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2022, Page from 384983 to 385011
being No 152309305 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.06.07 11:04:15 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2022/06/07 11:04:15 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)