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for registration and that the photo
sheet and finger print sheet attached with.
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Addl Dist. Sub-Registrar, Bishupur

07 JUL 2022

DEED OF SALE

THIS INDENTURE is made on this the 25th day of June, Two
Thousand and Twenty Two (2022) A.D.

B E T W E E N

2317

22/06/2022

নং..... তারিখ..... মূল্য.....

ক্রেতার নাম Rana Banerjee

ঠিকানা Bedygram

স্টাম্প ভেং-আমিজ উলি, কাজী

বিশ্বপুর্ন এ. ডি এস. আর. অফিস, দা ২৪ পরগণা।

V.C.No - 617/22

ভেতার স্বাক্ষর

MAHIT AGARWAL

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25.06.22



1402

MAHIT AGARWAL

1403

Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

25 JUN 2022

VCTI 1420

Identified by me

Shishu Chatterjee

S/O. Ashok Chatterjee

VK Bedygram

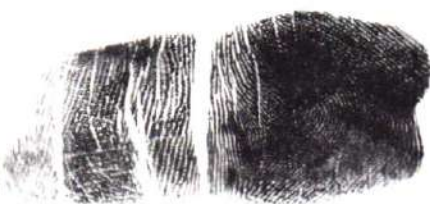
Pro-Konyanar

(1) **RANA BANERJEE**, (PAN: BACPB4801R, AADHAAR No.6698 2230 5501), son of Late Kalipada Banerjee, by faith: Hindu, by occupation: Service, Nationality-Indian; residing at Village-Udayrampur, Das O Akhan Para, Chak Enayetnagar, Post Office-Kanyanagar, Police Station-Bishnupur, District: South 24 Parganas, Pin-743398; and (2) **MITALI GOSWAMI**, (PAN: AUJPG6905H, AADHAAR No. 3367 5045 7739), wife of Sri Bibekananda Goswami, daughter of Late Kalipada Banerjee, by faith: Hindu, by occupation: Housewife, Nationality-Indian, residing at 19, Baghajatin Road, Post Office- Nabagram, Police Station- Uttarpara, District: Hooghly, Pin-712246, hereinafter jointly called and referred to as the "**VENDORS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, legal representatives and assigns) of the **ONE PART**.

AND

MANAFULI INFRASTRUCTURES LLP (LLPIN: ABA-8481, PAN: ABTFM4665P) a Limited Liability Partnership having its registered office at Manafuli House, 1st Floor, Baruipur Road, Village- Amtala, P.O. - Kanyanagar, P.S.-Bishnupur, District: South 24 Parganas, Pin-743398, West Bengal, represented by 2 of its partners **MOHIT AGARWAL**, (PAN: BKFPA5948F, AADHAAR No. 8697 4501 2924), S/o Shri Manoj Agarwal, residing at 230, S. N. Road, P.O.: Sahapur, P.S.: Behala, Kolkata-700038, West Bengal **AND VINEET AGARWAL**, (PAN: AHTPA1366M, AADHAAR No. 2492 3445 4860), S/O Shri Mahabir Prasad Agarwal, residing at Purba, GD Block, 1582/2, Rajdanga Main Road, Flat: Type-II, B-3/3, P.O. & P.S. - Kasba, Kolkata-700107, West Bengal, both by faith: Hindu, by occupation: Business, Nationality-Indian; hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART**.

AND



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By Alondhar 29/06/2022



Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

25 JUN 2022

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ANPC DEVELOPERS (PAN- AAVFA7459C), a partnership firm having its office at Manafuli House, Baruipur Road, Amtala, P.O. Kanyanagar, P.S. Bishnupur, District - South 24 Parganas, Pin- 743398, State- West Bengal, represented by one of its Partners **AJAY CHOWDHARY (PAN- ADBPC4146M, AADHAR NO: 3890 0881 5614)** son of Mr. Subhash Chandra Chowdhary, by faith -Hindu, by occupation- Business, by nationality- Indian, residing at 149/1, Jyotish Roy Road, P.O. New Alipore, P.S. Behala, Kolkata - 700053, Dist - South 24 Parganas, West Bengal, hereinafter called and referred to as the "**Confirming Party**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-Office, executors, administrators, successors-in-interest, legal representatives and assigns) of the "**THIRD PART**".

WHEREAS one Sailendra Krishna Bag, was the Owner and absolutely seized and possessed of and/otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land measuring 33 decimals, lying and situated in C.S. Dag No.942/944, under C.S. Khatian No.132 of Mouza-Udayrampur, J.L. No.74, Police Station-Bishnupur, within the limits of Chak Enayetnagar Gram Panchayat, District: 24 Parganas now South 24 Parganas together with all right of easements, amenities and facilities annexed thereto.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 19.03.1948, the Sailendra Krishna Bag sold, transferred and conveyed **ALL THAT** piece and parcel of Bastu land measuring 33 decimals, lying and situated in C.S. Dag No.942/944, under C.S. Khatian No.132 of Mouza-Udayrampur, J.L. No.74, Police Station-Bishnupur, within the limits of Chak Enayetnagar Gram Panchayat, District: 24 Parganas now South 24 Parganas together with all right of easements, amenities and facilities annexed thereto., unto and in favour of **Usha Rani Banerjee**. The said Deed of Conveyance was registered in the office of Sub-Registrar at Alipore and entered in Book

No. I, Volume No.20, Page Nos.115 to 119, **Being No.964 for the year 1948.**

AND WHEREAS after purchasing the aforesaid property while the said Usha Rani Banerjee seized and possessed of it as owner and got her name mutated in the records of B.L. & L.R.O. under Revisional Settlement and enjoying the same by paying taxes and outgoings to the appropriate authority.

AND WHEREAS during Revisional Settlement C.S. Dag No. 942/944 containing land measuring about 33 Decimal has been changed and divided into two R.S. Dag No.942/1356 (Bastu) containing land measuring 24 decimals; and R.S. Dag No.944/1359 (Doba) containing land measuring 9 decimals both under **R.S. Khatian No.134** of Mouza-Udayrampur herein after referred to as the "**Entire Property**".

AND WHEREAS the said Usha Rani Banerjee, died intestate leaving behind her one son Kalipada Banerjee and two daughters namely Geeta Mukherjee and Uma Chakraborty as her only heirs and after the demise of Usha Rani Banerjee her son and two daughters inherited the aforesaid property according to Hindu Succession Act, 1956 each having undivided 1/3rd share in the "**Entire Property**".

AND WHEREAS during L.R. Settlement, the said **Kalipada Banerjee** got his name mutated in respect of Bastu land measuring about 8 decimals in R.S. & L.R. Dag No.942/1356 and Doba land measuring 3 decimals in R.S. & L.R. Dag No.944/1359 of Mouza-Udayrampur, under **L.R. Khatian No.164/1**, the said Geeta Mukherjee got her name mutated in respect of Bastu land measuring 8 decimals in R.S. & L.R. Dag No.942/1356 and Doba measuring 3 decimals in R.S. & L.R. Dag No.944/1359 of Mouza-Udayrampur, under L.R. Khatian No.217/1 and the said Uma Chakraborty got her name mutated in respect of Bastu land measuring 8 decimals in R.S. & L.R. Dag No.942/1356 and Doba measuring 3 decimals in R.S. & L.R. Dag No.944/1359 of Mouza-Udayrampur, under L.R. Khatian No.139/1

and enjoying the same by paying taxes and outgoings to the appropriate authority.

AND WHEREAS after getting the aforesaid property by virtue of inheritance, the said Geeta Mukherjee and Uma Chakraborty being the daughters of Usha Rani Banerjee, jointly sold, transferred and conveyed their 2/3rd share out of **Entire Property i.e., ALL THAT** piece and parcel of Bastu land measuring about 16 decimals, lying and situated in R.S. & L.R. Dag No.942/1356 and **ALL THAT** piece and parcel of Doba measuring about 6 decimals, lying and situated in R.S. & L.R. Dag No.944/1359, both under R.S. Khatian No.134 corresponding to L.R. Khatian No.217/1 and 139/1 of Mouza-Udayrampur, unto and in favour of **Udayrampur Pallyshree Sikshayatan.**

AND WHEREAS on the basis of the above purchase **Udayrampur Pallyshree Sikshayatan** got its name mutated in respect of Bastu land measuring 16 decimals in R.S. & L.R. Dag No.942/1356 and Doba measuring 6 decimals in R.S. & L.R. Dag No.944/1359 of Mouza-Udayrampur, under **L.R. Khatian No.979** and enjoying the same by paying taxes and outgoings to the appropriate authority.

AND WHEREAS by virtue of the aforesaid purchase **Udayrampur Pallyshree Sikshayatan** became the owner of undivided 2/3rd share of the **Entire Property**, while by virtue of inheritance the said **Kalipada Banerjee** became the owner of 1/3rd share of the **Entire Property**

AND WHEREAS for better and beneficial enjoyment of the aforesaid property, the said Kalipada Banerjee as Plaintiff instituted **Title Suit No.25 of 1993** (herein after referred to as the said Suit) before the Learned 10th Court of Civil Judge (Senior Division) at Alipore for Partition and Injunction against **Udayrampur Pallyshree Sikshayatan** as defendant claiming 1/3rd share of the **Entire Property** being the suit property therein and for other relief and/or relives as specifically mentioned therein.

AND WHEREAS during pendency of the suit, the defendant filed one application under Order 12 Rule 6 of the Code of Civil Procedure and the said application was allowed and accordingly one Himadri Chowdhury was appointed as Advocate Commissioner for measurement of the suit property by metes and bounds. The Learned Advocate Commissioner submitted report in final form on 08.02.2000 and on the basis of the report of the Advocate Commissioner in final form, the Learned Court, passed the Final Decree in the said suit and the Commissioner report and map, was made the part of the final decree.

AND WHEREAS by virtue of the final report of the commissioner, the plaintiff was allotted in respect of Bastu Land with Structure containing **4488 Sq. Ft.** and 50% share of the common passage containing an area of **304 Sq. Ft., i.e. in total 4792 Sq. Ft.** out of which pucca building standing on the bastu land covering an area of **885 Sq. Ft.** and the plaintiff's allocation was shown in Red border in the Map attached to the said commissioner report being a part of the Final Decree in the said suit. And the defendant namely **Udayrampur Pallyshree Sikshayatan** was allotted to Bastu vacant land containing an area 5359 Sq. Ft. and 50% share of the common passage containing an area of 304 Sq. Ft., i.e. in total 5663 Sq. Ft. and the doba containing an area 09 Decimals i.e. 3920 Sq. Ft. the defendant allotment shown in Green Border line. Be it mentioned here that both the parties were given free access on the 6' Wide common Passage.

AND WHEREAS after calculation the total value of the entire property the valuation of the aforesaid both parties were assessed and the Owelty Money of **Rs.36,677/-** which the plaintiff will pay to the defendant towards the Owelty Money. The said owelty money was paid by the defendant to the plaintiff on date **30/04/2009**.

AND WHEREAS on the basis of final decree for partition, the plaintiff namely **KALIPADA BANERJEE** became the absolute owner of **ALL THAT** piece and parcel of Bastu land measuring about 4488 square feet and 50% share of the common passage containing an area of 304

square feet, total measuring 4792 square feet i.e. **6 Cottah 2 Chittack 38 square feet**, together with pucca building standing on bastu land covering an area of 885 square feet comprised in R.S. & L.R. Dag No.942/1356, wherefrom the said **KALIPADA BANERJEE** sold transferred and conveyed **312 Sq. Ft.** equivalent to **0.72 Decimal Bastu Land** unto and in favour of **Udayrampur Pallyshree Sikshayatan** vide a registered Deed of Conveyance duly registered before the ADSR Bishnupur and recorded in Book No. I, C.D. Volume No. 9 , Pages From 2782 to 2803 being No. 02440 for the year 2009 for the consideration as mentioned therein and after such transfer the said Kalipada Banerjee remained the owner of **4176 Sq. Ft.** and 50% share of the common passage containing an area of **304 Sq. Ft., i.e. in total 4480 Sq. Ft.** out of which pucca building standing on the bastu land covering an area of **885 Sq. Ft.** comprised in R.S. & L.R. Dag No. 942/1356, under R.S. Khatian No.134, of Mouza-Udayrampur, J.L. No.74, Police Station Bishnupur, within the limits of Chak Enayetnagar Gram Panchayat, District Sub-Registration office at Alipore and Additional District Sub-Registration Office at Bishnupur District: South 24 Parganas, together with all right of easements, amenities and facilities annexed thereto which has been specifically described in the **SCHEDULE** hereunder written and hereinafter referred to as the "**Said Property**".

AND WHEREAS the said Kalipada Banerjee died intestate on **6th November, 2013** leaving behind his one son **Rana Banerjee (i.e. the present Vendor No. 1 herein)** and one daughter **Mitali Goswami (i.e. the present Vendor No. 2 herein)** as his only legal heirs and after the demise of Kalipada Banerjee the said **Rana Banerjee** and **Mitali Goswami** inherited the **said property** and/or otherwise well and sufficiently entitled to the same according to Hindu Succession Act, 1956 each having undivided $\frac{1}{2}$ (half) share in it.

AND WHEREAS the said **Rana Banerjee (i.e. the present Vendor No. 1 herein)** and **Mitali Goswami (i.e. the present Vendor No. 2 herein)** got their names mutated in respect of the **Said Property** more

fully and particularly described under the **schedule** hereunder written **with the concern** B.L. & L.R.O. under **L.R. Khatian Nos. 2239 & 2709 respectively** and seized and possessed of the same as joint owners and enjoying the same by paying taxes and outgoings to the appropriate authority free from all encumbrances.

AND WHEREAS the said **Rana Banerjee** on **28.03.2018** entered into a **Development Agreement** with One Mofiuddin Sekh in respect of his share in the **Said Property** duly registered before the ADSR Bishnupur and recorded in book no. I, Volume No. 1613-2018 pages from 55297 to 55324 Being No. 161302020 For the year 2018 and on **03.07.2018** also executed a **Registered Power of Attorney** in favour of the said Mofiuddin Sekh and the same was duly registered before the ADSR Bishnupur and recorded in book no. IV, Volume No. 1613-2019 pages from 220 to 239 Being No. 161300004 For the year 2019 but during passage of Time disputes and discrepancies cropped up between the parties and the said Development Agreement was stand cancelled vide an indenture of **Cancellation of Development Agreement** Executed on 20.06.2022, registered on 22/06/2022, Being No. **I-4559/2022** for the year 2022, duly registered before the ADSR Bishnupur and accordingly the Power of Attorney was also stand revoked vided an indenture of **Revocation of Power of Attorney** Executed on 20.06.2022, registered on 22/06/2022, Being No. **IV-22/2022** for the year 2022 duly registered before the ADSR Bishnupur.

AND WHAREAS the Vendor no. 1 herein had entered into an Agreement for sale with the Confirming Party herein to sell his respective share in the said property for such consideration as mentioned therein.

AND WHAREAS thereafter the Confirming Party and the Vendors herein mutually decided to sell the said property to the Purchaser herein hence this indenture is executed.

AND WHEREAS the present vendors are being the joint owners absolutely seizing and possessing the "***Said Property***" specifically described in **SCHEDULE** hereunder written free from all encumbrances.

AND WHEREAS the Vendors declared to sell the said property to the intending buyer(s).

AND WHEREAS being aware of such intention of the Vendors, the Purchaser approached the Vendors for purchasing the said property.

AND WHEREAS on negotiation the price for the said property has been settled at a total sum of **Rs.59,00,000/- (Rupees Fifty Nine Lac)** only, which amount according to the Vendors are the highest available market price for the said property and the Vendors have agreed to sell the said property to the Purchaser at the aforesaid settled price.

AND WHEREAS the Vendors do hereby assured, represented and covenant with the Purchaser as follows :-

- a. The Vendors are the absolute owner and seized and possessed of and/or well and sufficiently entitled to the said property mentioned in the **SCHEDULE** hereunder.
- b. Save and except the Vendors, nobody else has any right, title, interest whatsoever or howsoever in respect of the said property.
- c. The said property is free from all encumbrances, charges, liens, attachments, mortgage, power of attorney, trusts whatsoever or howsoever.
- d. The Vendors have not entered into any agreement for sale and/or development or any other agreement whatsoever or howsoever in respect of the said property prior to execution and registration of this Deed.

- e. The Vendors have good, clear and marketable title in respect of the said property.
- f. The Vendors have not obtained any loan from any office and/or concern or person or banks or Financial Institutions keeping lien and/or charge and/or mortgages the said property.
- g. There is no legal bar or impediment restraining the Vendors from selling, transferring and/or dealing with disposing off the said property or any portion thereof in any manner whatsoever to the best of her knowledge and belief.
- h. The said property is not charged in any litigation or debuttar or wakf.
- i. There is no case or suit pending before any competent court of law in respect of the said property.
- j. The said property is not subject to any notice or acquisition or requisition.

NOW THIS INDENTURE WITNESSETH :- That in consideration of the said sum of **Rs.59,00,000/- (Rupees Fifty Nine Lac)** only paid by the Purchaser to the Vendors on or before the execution of this Deed, (the receipt whereof is being acknowledged by the Vendors as per Memorandum of Consideration appended hereunder, the Vendors doth hereby grant, sale, convey, transfer, assign and assure unto the Purchaser and the Vendors have handover vacant possession of the said property more fully described in the **SCHEDULE** hereunder written **TOGETHER WITH** all homestead, trees, water-course, lights, liberties, privileges and easements whatsoever to the said property hereditaments or anywise apartment or normally held or enjoyed there with or reported to belong or to be apportionment thereto **OR HOWSOEVER OTHERWISE** the said property hereditaments and property now are or is at any time herein before were or was situated butted and bounded called known numbered described or distinguished **TOGETHER WITH ALL AND SINGULAR** all erections

walls structures fixtures courtyards areas compounds and ground and soil thereof sewers drains ways paths passages water, water courses lights benefits or other rights liberties easements privileges profits advantages and appurtenances whatsoever thereto belonging or in anywise appertaining to or with the same or any part thereof now are or at any time heretofore were held used occupied or enjoyed therewith or reputed to belong or deemed taken or known as part and parcel or number thereof or appurtenant thereto with their and every of their appurtenances **AND THE REVERSION AND REVERSIONS REMAINDER AND REMAINDERS AND THE RENTS ISSUES AND PROFITS** of and from the said land hereditaments and property hereby granted sold, transferred, conveyed, assigned and assured or intended so to be **AND ALSO** to the production of **ANY OTHERS ORIGINAL DEEDS PATTAS MUNIMENTS WRITINGS AND EVIDENCES OF TITLE** whatsoever relating to or concerning the same or any part thereof, save and except already handed over to the Purchaser under a separate receipt, which now are or is or at any time heretofore were or was or hereafter shall or may be in the custody or possession or power of the Vendors or of any person or persons from whom the Vendors can or procure the same without any action or suit at law and in equity to the Purchaser **TO HAVE AND TO HOLD** the said land hereditaments and property hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be 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 other impediments whatsoever to alter defeat encumber or make void the same.

1. **THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER**
as follows:-

- i. By virtue of inheritance and partition, the present Vendors become the joint absolute owners of the said property and the Vendors have the joint right, full power and absolute authority to grant, sell, convey, transfer, and assure the said property unto

the Purchaser. By virtue of this Deed, the Vendors are transferring and/or selling the said property to the Purchaser.

- ii. Notwithstanding any acts deeds matters assurance or thing whatsoever by the Vendors made done executed occasioned or suffered to the contrary, the Vendors are now lawfully and rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property.
- iii. The Purchaser shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said property and the building and hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitable claiming or to claim from through under or in trust for the Vendors.
- iv. The said property hereby sold, conveyed and transferred unto the Purchaser is free and discharged from and against all and all manner of former or other estates, rights, title, leases, mortgages, charges, trusts, wakfs, debutters, attachments, lispensens, claims and demands whatsoever created or made by the Vendors or their Predecessor-in-title or any person or persons claiming through under or in trust for the Vendors or any of their predecessor-in-title.
- v. The Vendors and all persons having or lawfully claiming any estate right, title, interest whatsoever in the said land hereditaments and the building hereby granted, sold, transferred, conveyed, assigned and assured or any part thereof from under or in trust for the Vendors and the Vendors 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 deeds matters assurances and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying, assigning and assuring the said land hereditaments and the building hereby granted, sold, transferred, conveyed, assigned, assured and confirmed and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

- vi. Simultaneously with the execution of this Deed, the Vendors have handed over possession of the said property in favour of the Purchaser and the Purchaser has acknowledged the receipt of the same.
- vii. The Vendors shall help and assist in mutating the name of the Purchaser in records of the Gram Panchayat, B.L. & L.R.O, Government of West Bengal and other authorities.
- viii. The Purchaser shall have liberty to sell, transfer, assign and assure the property to the third party.

2. **THE PURCHASER DO HEREBY COVENANT WITH THE VENDORS**
as follows :-

- i) The Purchaser has inspected the said property and has conducted due diligence and only after being fully satisfied about the title, measurements and all features and without reserving any claim in this regard in future, the Purchaser is completing the purchase hereunder.
- ii) The Purchaser shall regularly pay and discharge, all khazna, taxes, impositions and all other outgoings in connection with the said property.
- iii) The Purchaser has received peaceful vacant possession of the said property in its complete satisfaction.

THE SCHEDULE ABOVE REFERRED TO
(Description of the said property hereby sold)

ALL THAT piece and parcel of Bastu land measuring **4176 Sq. Ft. (equivalent to 9.586 Decimal)** and 50% share of the common passage containing an area of **304 Sq. Ft. (equivalent to 0.698 Decimal)**, i.e. in total **4480 Sq. Ft. (equivalent to 10.284 Decimal)** out of which pucca building standing on the bastu land covering an area of **885 Sq. Ft.** comprised in R.S. & L.R. Dag No.942/1356, under **R.S. Khatian No.134**, corresponding to **L.R. Khatian Nos. 2239, 2709 & 979** of **Mouza-Udayrampur**, J.L. No.74, Touzi No. 395, Resa No. 15, Paragana Azimabad, Police Station-Bishnupur, within the limits of Chak Enayetnagar Gram Panchayat, District Sub-Registration office at Alipore and Additional District Sub-Registration Office at Bishnupur District: South 24 Parganas, share of land as follows:

L.R. KH. NO.	R.S. & L.R. DAG NO.	NATURE	TOTAL LAND	SHARE	SOLD AREA
2239	942/1356	BASTU	24 Dec.	0.1667	04.000 DEC.
2709	942/1356	BASTU	24 Dec.	0.1667	04.000 DEC.
979	942/1356	BASTU	24 Dec.	0.0952	02.284 DEC.
TOTAL AREA OF LAND					10.284 DEC.

(1)



[Handwritten signature in blue ink]
Signature of the **VENDORS**

as shown and delineated in "**RED**" **border lines** in the Map or Plan annexed hereto together with all easement right, privileges of path and passages and other right privileges and profits attached to the said property, butted and bounded as follows:-

ON THE NORTH BY : Part of R.S. & L.R. Dag No. 942/1356
Owned by Udayrampur Pallyshree
Sikshayatan and 6' wide Common
Passage

ON THE SOUTH BY : DRAIN

ON THE EAST BY : Part of R.S. & L.R. Dag No. 942/1356
Owned by Udayrampur Pallyshree
Sikshayatan (Now METAL ROAD)

ON THE WEST BY : Part of R.S. & L.R. Dag No. 942/1355

(1)

(2)

Signature of the **VENDORS**
MANAFULI INFRASTRUCTURES LLP

Vinod Kumar

Designated Partner

MANAFULI INFRASTRUCTURES LLP

M. Anand

Designated Partner

Signature of the **PURCHASER**

ANPC DEVELOPERS

Raj Choudhary
PARTNER

Signature of the **CONFIRMING PARTY**

Raj Choudhary

IN WITNESS WHEREOF the **PARTIES** have put their respective signature on this the day, month and year first above written.

SIGNED SEALED & DELIVERED

in the Presence of :-

WITNESSES :-

1. Ashish Chatterjee
S/o - Ashok Chatterjee,
VII - Udayrampur,

[Handwritten signature and stamp]

[Handwritten signature]

Signature of the **VENDORS**

2. Biharam and a Gaurami
S/o Late Bijoy Ram Gaurami
19, Bagh Jatiya Road
P.O. Nabagranj St. Bagh,
Rs. Wazirpara,
Pin 712246,

MANAFULI INFRASTRUCTURES LLP

[Handwritten signature]

Designated Partner

MANAFULI INFRASTRUCTURES LLP

[Handwritten signature]

Designated Partner

Signature of the **PURCHASER**

ANPC DEVELOPERS

[Handwritten signature]

PARTNER

Signature of the **CONFIRMING PARTY**

**Drafted by and prepared
in the office of :-**

Mousumi Singha, Advocate
Mousumi Singha, Advocate
Enrolment No. F 1249/2006
69, Raja Ram Mohan Roy Road
Kolkata : 700 008

MEMORANDUM OF CONSIDERATION "1"

RECEIVED a sum of **Rs.27,00,000/- (Rupees Twenty Seven Lac)** only by the **VENDOR NO. 1** from the above named Purchaser and the Confirming Party as full and final consideration amount in respect of the said property mentioned in **SCHEDULE** hereinabove as per memo below:-

DATE	CASH/ CHEQUE	BANK/BRANCH	AMOUNT (In Rs.)
19/10/2020	161426	Paid by the Confirming Party to the Vendor No. 1 paid vide PNB, Amtala Branch.	2,00,000.00
19/10/2020	NEFT		10,000.00
24/12/2020	NEFT		100,000.00
22/01/2021	NEFT		50,000.00
27/02/2021	NEFT		20,000.00
27/03/2021	NEFT		50,000.00
09/04/2021	161434		70,000.00
21/04/2021	NEFT	Paid by the Confirming Party to the Vendor No. 1 paid vide IndusInd, Amtala Branch.	50,000.00
24/05/2021	NEFT	Paid by the Confirming Party to the Vendor No. 1 paid vide PNB, Amtala Branch.	50,000.00
12/06/2021	NEFT		50,000.00
22/06/2021	NEFT		100,000.00
13/07/2021	NEFT		50,000.00
20/07/2021	NEFT		20,000.00
31/07/2021	NEFT		30,000.00
07/08/2021	NEFT		30,000.00
20/08/2021	NEFT		30,000.00
08/09/2021	NEFT		10,000.00
14/09/2021	NEFT		40,000.00
09/10/2021	NEFT		10,000.00
13/10/2021	NEFT		25,000.00

DATE	CASH/ CHEQUE	BANK/BRANCH	AMOUNT (In Rs.)
01/11/2021	NEFT	Paid by the Confirming Party to the Vendor No. 1 paid vide PNB, Amtala Branch.	20,000.00
25/11/2021	NEFT		30,000.00
20/12/2021	NEFT		20,000.00
22/12/2021	NEFT		30,000.00
11/01/2022	NEFT	Paid by the Confirming Party to the Vendor No. 1 paid vide IndusInd, Amtala Branch.	20,000.00
01/02/2022	NEFT		50,000.00
28/02/2022	NEFT		50,000.00
21/04/2022	NEFT		50,000.00
11/05/2022	NEFT		10,000.00
16/05/2022	NEFT		25,000.00
24/05/2022	NEFT		25,000.00
14/06/2022	NEFT		25,000.00
20/06/2022	NEFT	Paid by the Purchaser to Mofiuddin Sekh on Behalf of Vendor No. 1 paid vide HDFC Bank, Branch	4,00,000.00
20/06/2022	CASH	Paid by the Purchaser to Mofiuddin Sekh on Behalf of Vendor No. 1.	1,50,000.00
25/06/2022 29/06/2022	000006 RTGS	Paid by the Purchaser, Cheque Drawn on HDFC Bank, A/c No. 50200066945701, B.L. Saha Road Branch, to Vendor No. 1.	8,00,000.00
TOTAL			27,00,000.00
RUPEES TWENTY SEVEN LAKH ONLY			

WITNESSES :-

1. *Abhijit Chatterjee*

2. *Bibek Ananda Goswami*

[Signature]
Signature of the **VENDOR NO. 1**

MEMORANDUM OF CONSIDERATION "2"

RECEIVED a sum of **Rs.32,00,000/- (Rupees Thirty Two Lac) only** by the **VENDOR NO. 2** from the above named Purchaser as full and final consideration amount in respect of the said property mentioned in **SCHEDULE** hereinabove as per memo below :-

DATE	MODE	UTR NO.	AMOUNT (In Rs.)
24/06/2022	RTGS	NI75222010835247	1,00,000.00
24/06/2022	RTGS	HDFCR52022062477738906	30,00,000.00
25/06/2022	CASH	CASH PAID TO THE VENDOR NO 2.	1,00,000.00
TOTAL			32,00,000.00
RUPEES THIRTY TWO LAKH ONLY			

Paid by the Purchaser vide HDFC Bank, A/c No. 50200066945701,
B.L. Saha Road Branch, to Vendor No. 2 into her STATE BANK OF
INDIA, S/B A/C NO : 37968762591, BRANCH: KANCHRAPA

WITNESSES :-

1. *Abhijit Chatterjee*

2. *Bibekraman Jagtap*

[Signature]
[Signature]
[Signature]

Signature of the **VENDOR NO. 2**



SCALE-1"=25'-0"

SALE DEED PLAN

AT MOUZA- UDAYRAMPUR, J.L NO-74, R.S & L.R DAG NO-913/1356(P), L.R KH. NO- 2239, AREA-04 DEC. L.R KH. NO- 2709, AREA-04 DEC. L.R KH. NO- 979, AREA-2.284 DEC. UNDER CHAK ENAYET NAGAR GRAM PANCHAYET, P.S- BISHNUPUR, DIST- 24 PGS(S).

TOTAL AREA OF LAND 10.284 DEC. SHOWN IN RED MARK.

PURCHASER

MANAFULI INFRASTRUCTURES LLP

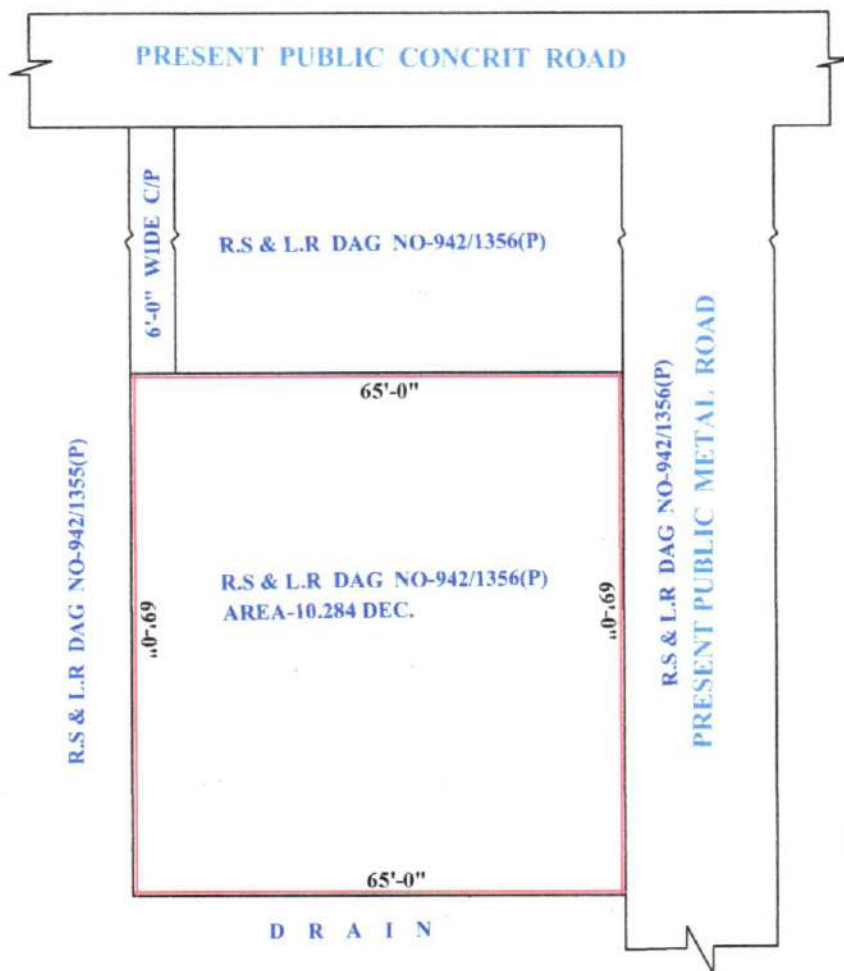
Prithvi

Designated Partner

MANAFULI INFRASTRUCTURES LLP

Designated Partner

M. Anand



SIGNATURE OF PURCHASER

Prithvi

SIGNATURE OF VENDOR

SIGNATURE OF CONFIRMING PARTY



COPY BY:-

Prithvi
24/06/2022

SURVEYER

PHANIRAJ KUMAR NASKAR
NAHAZARI, K.L. 104
REG NO - 926/2000/01



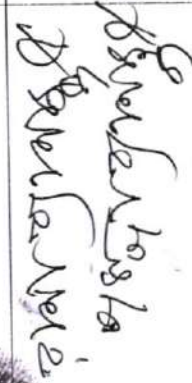
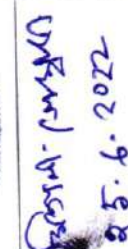
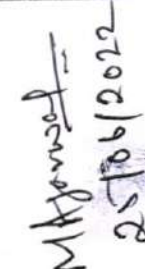
Government of West Bengal

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

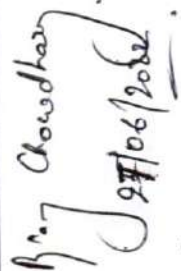
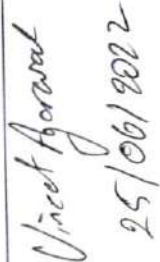
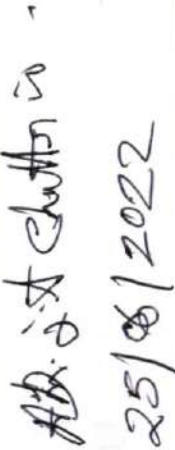
OFFICE OF THE A.D.S.R. BISHNUPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16132001753927/2022

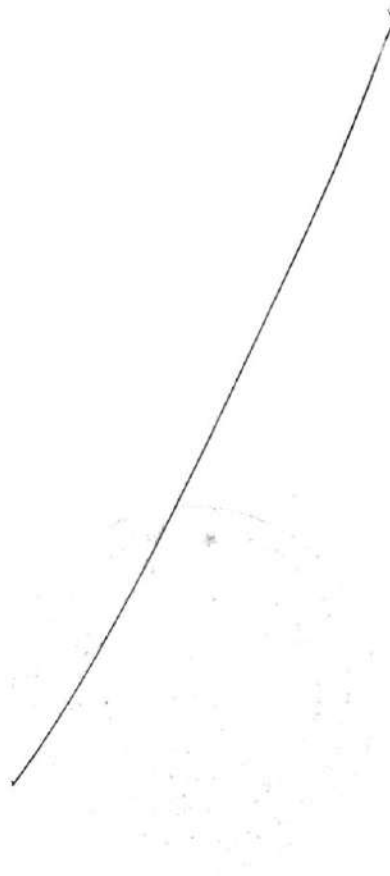
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Rana Banerjee Udayrampur Das O Akhan Para Chak Enayetnagar, City:- Not Specified, P.O:- Kanyanagar, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 743398	Seller			
2	Mrs Mitali Goswami 19 Baghajatin Road, City:- Not Specified, P.O:- Nabagram, P.S:- Uttarpara, District:- Hooghly, West Bengal, India, PIN:- 712246	Seller			
3	Mr Mohit Agarwal 230 S.N. Roy Road, City:- Not Specified, P.O:- Sahapur, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700038	Represent ative of Buyer [MANAFU LI INFRASTR UCTUR ES LLP]			

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr AJAY CHOWDHARY 149/1, JYOTISH ROY ROAD, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700053	Represent ative of Seller [ANPC DEVELOP ERS]			
5	Mr Vineet Agarwal Purba GD Block, 1582/2, Rajdanga Main Road, Flat Type II, B_3/3, City:- Not Specified, P.O:- Kasba, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700107	Represent ative of Buyer [MANAFU LI INFRASTR UCTUR ES LLP]			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ABHIJIT CHATTERJEE Son of Mr ASHOK CHATTERJEE UDAYRAMPUR, City:- Not Specified, P.O:- KANYANAGAR, P.S:-Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN:- 743398	Mr Rana Banerjee, Mrs Mitali Goswami, Mr Mohit Agarwal			

(Kamalika Datta)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BISHNUPUR



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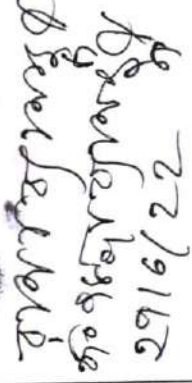
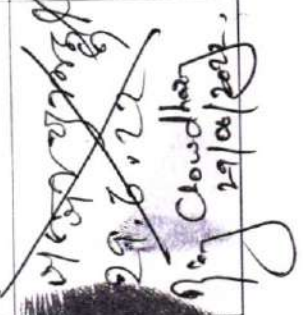
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16132001753927/2022

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 Rana Banerjee Udayrampur Das O Akhan Para Chak Enayetnagar, City:- Not Specified, P.O:- Kanyanagar, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 743398	Seller			 29/6/22
2	Mr AJAY CHOWDHARY 149/1, JYOTISH ROY ROAD, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700053	Representative of Seller [ANPC DEVELOPERS]			 29/6/22


29/06/2022

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ABHIJIT CHATTERJEE Son of Mr ASHOK CHATTERJEE UDAYRAMPUR, City:- Kolkata, P.O:- KANYANAGAR, P.S:-Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN:- 743398	Mr Rana Banerjee, Mrs Mitali Goswami, Mr Mohit Agarwal, Mr AJAY CHOWDHARY, Mr Vineet Agarwal			 29/06/2022



Handwritten signature of Kamalika Datta
29.6.22

(Kamalika Datta)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BISHNUPUR
South 24-Parganas, West
Bengal



Thumb First Middle Ring Little

LEFT :

RIGHT :



செல்வா (மகன்)

Thumb First Middle Ring Little

LEFT :

RIGHT :



செல்வா (மகன்)
செல்வா (மகன்)

Thumb First Middle Ring Little

LEFT :

RIGHT :



செல்வா (மகன்)

Thumb First Middle Ring Little

LEFT

RIGHT :



Thumb First Middle Ring Little

LEFT :
RIGHT :



MANAFULI INFRASTRUCTURES LLP
Vinod Gargwal
Designated Partner

Thumb First Middle Ring Little
LEFT :

RIGHT :
Thumb First Middle Ring Little



ANPC DEVELOPERS
Anil Choudhary
PARTNER

LEFT :
Thumb First Middle Ring Little

RIGHT :
Thumb First Middle Ring Little



MANAFULI INFRASTRUCTURES LLP
Manoj Kumar
Designated Partner

LEFT :
Thumb First Middle Ring Little

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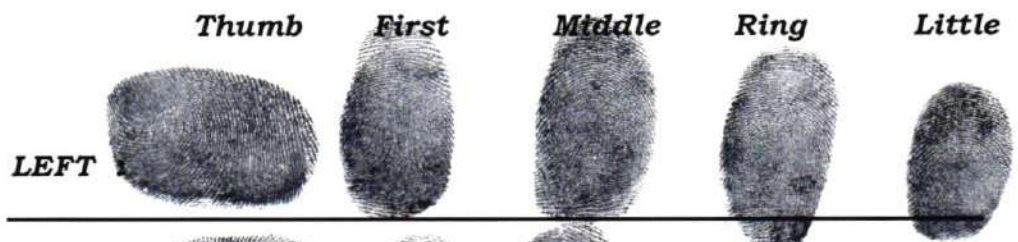
RIGHT :



MANAFULI INFRASTRUCTURES LLP

Vincent Joseph

Designated Partner



RIGHT :



ANPC DEVELOPERS

Prag Choudhary
PARTNER



LEFT :

RIGHT :



MANAFULI INFRASTRUCTURES LLP

M. Aggarwal
Designated Partner



LEFT :

RIGHT :





Thumb First Middle Ring Little

LEFT :

RIGHT :



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LEFT :

RIGHT :



Thumb First Middle Ring Little

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RIGHT :



Thumb First Middle Ring Little

LEFT :

RIGHT :



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

GRN Details

GRN:	192022230060746911	Payment Mode:	Online Payment
GRN Date:	28/06/2022 12:10:37	Bank/Gateway:	HDFC Bank
BRN :	1832664534	BRN Date:	28/06/2022 12:11:48
Payment Status:	Successful	Payment Ref. No:	2001753927/11/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	MANAFULI INFRASTRUCTURES LLP
Address:	MANAFULI HOUSE 1ST FLOOR BARUIPUR ROAD AMTALA 743398
Mobile:	9831970352
E-Mail:	agarwalmohit2014@gmail.com
Depositor Status:	Buyer/Claimants
Query No:	2001753927
Applicant's Name:	Mr GOBINDO CHANDRA MONDAL
Address:	A.D.S.R. BISHNUPUR
Office Name:	A.D.S.R. BISHNUPUR
Identification No:	2001753927/11/2022
Remarks:	Sale, Sale Document Payment No 11

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001753927/11/2022	Property Registration- Stamp duty	0030-02-103-003-02	176920
2	2001753927/11/2022	Property Registration- Registration Fees	0030-03-104-001-16	59014
3	2001753927/11/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	1028
Total				236962

IN WORDS: TWO LAKH THIRTY SIX THOUSAND NINE HUNDRED SIXTY TWO ONLY.



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1613000617/2022	Date of Application	23/06/2022
Query No / Year	16132001753927/2022		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr GOBINDO CHANDRA MONDAL		
Stampduty Payable	Rs.1,77,020/-		
Registration Fees Payable	Rs.59,014/-		
Applicant Name of the Visit Commission	Mr Sharmila Dey		
Applicant Address	Amtala		
Place of Commission	211 nalini basu road, kanchra, north 24 pgs, pin-743145		
Expected Date and Time of Commission	23/06/2022 5:00 PM		
Fee Details	J1: 250/-, J2: 3,680/-, PTA-J(2): 920/-, Total Fees Paid: 4,850/-		
Remarks			

Major Information of the Deed

Deed No :	I-1613-05038/2022	Date of Registration	07/07/2022
Query No / Year	1613-2001753927/2022	Office where deed is registered	
Query Date	10/06/2022 7:37:09 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	GOBINDO CHANDRA MONDAL JUDGES COURT ROAD, ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9883483179, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 59,00,000/-		Rs. 59,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,77,020/- (Article:23)		Rs. 59,014/- (Article:A(1), E)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: CHAK ENAYETNAGAR, Mouza: Udayrampur, JI No: 74, Pin Code : 743398

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-942/1356 (RS :-)	LR-2239	Bastu	Bastu	4 Dec	20,68,285/-	20,68,285/-	Width of Approach Road: 6 Ft.,
L2	LR-942/1356 (RS :-)	LR-2709	Bastu	Bastu	4 Dec	20,68,284/-	20,68,284/-	
L3	LR-942/1356 (RS :-)	LR-979	Bastu	Bastu	2.284 Dec	11,80,990/-	11,80,990/-	Width of Approach Road: 6 Ft.,
		TOTAL :			10.284Dec	53,17,559 /-	53,17,559 /-	
		Grand Total :			10.284Dec	53,17,559 /-	53,17,559 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	885 Sq Ft.	5,82,441/-	5,82,441/-	Structure Type: Structure
Gr. Floor, Area of floor : 885 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	885 sq ft	5,82,441 /-	5,82,441 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Rana Banerjee Son of Late Kalipada Banerjee Udayrampur Das O Akhan Para Chak Enayetnagar, City:- Not Specified, P.O:- Kanyanagar, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743398 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: baxxxxxx1r, Aadhaar No: 66xxxxxxx5501, Status :Individual, Executed by: Self, Date of Execution: 25/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Pvt. Residence
2	Mrs Mitali Goswami Wife of Mr Bibekananda Goswami 19 Baghajatin Road, City:- Not Specified, P.O:- Nabagram, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712246 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: auxxxxxx5h, Aadhaar No: 33xxxxxxx7739, Status :Individual, Executed by: Self, Date of Execution: 25/06/2022 , Admitted by: Self, Date of Admission: 25/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/06/2022 , Admitted by: Self, Date of Admission: 25/06/2022 ,Place : Pvt. Residence
3	ANPC DEVELOPERS MANAFULI HOUSE, BARUIPUR ROAD, AMTALA, City:- Not Specified, P.O:- KANYANAGAR, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743398 , PAN No.:: AAxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MANAFULI INFRASTRUCTURES LLP MANAFULI HOUSE, 1ST FLOOR, BARUIPUR ROAD, AMTALA, City:- Not Specified, P.O:- Kanyanagar, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743398 , PAN No.:: ABxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Mohit Agarwal (Presentant) Son of Mr. Manoj Agarwal 230 S.N. Roy Road, City:- Not Specified, P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKxxxxxx8F, Aadhaar No: 86xxxxxxx2924 Status : Representative, Representative of : MANAFULI INFRASTRUCTURES LLP (as Partner)
2	Mr AJAY CHOWDHARY Son of Mr SUBHASH CHANDRA CHOWDHARY 149/1, JYOTISH ROY ROAD, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6M, Aadhaar No: 38xxxxxxx5614 Status : Representative, Representative of : ANPC DEVELOPERS
3	Mr Vineet Agarwal Son of Mr Mahabir Prasad Agarwal Purba GD Block, 1582/2, Rajdanga Main Road, Flat Type II, B_3/3, City:- Not Specified, P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx6M, Aadhaar No: 24xxxxxxx4860 Status : Representative, Representative of : MANAFULI INFRASTRUCTURES LLP (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHIJIT CHATTERJEE Son of Mr ASHOK CHATTERJEE UDAYRAMPUR, City:- Kolkata, P.O:- KANYANAGAR, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 743398			
Identifier Of Mr Rana Banerjee, Mrs Mitali Goswami, Mr Mohit Agarwal, Mr AJAY CHOWDHARY, Mr Vineet Agarwal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Rana Banerjee	MANAFULI INFRASTRUCTURES LLP-4 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Mitali Goswami	MANAFULI INFRASTRUCTURES LLP-4 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Rana Banerjee	MANAFULI INFRASTRUCTURES LLP-1.142 Dec
2	Mrs Mitali Goswami	MANAFULI INFRASTRUCTURES LLP-1.142 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Rana Banerjee	MANAFULI INFRASTRUCTURES LLP-442.50000000 Sq Ft
2	Mrs Mitali Goswami	MANAFULI INFRASTRUCTURES LLP-442.50000000 Sq Ft

Land Details as per Land Record

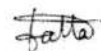
District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: CHAK ENAYETNAGAR, Mouza: Udayrampur, JI No: 74, Pin Code : 743398

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 942/1356, LR Khatian No:- 2239	Owner:রানা ব্যানার্জী, Gurdian:কালিপদ , Address:নিজ , Classification:বাস্তু, Area:0.04000000 Acre,	Mr Rana Banerjee
L2	LR Plot No:- 942/1356, LR Khatian No:- 2709	Owner:মিতালী গোস্বামী, Gurdian:বিবেকানন্দ গোস্বামী, Address:১৯ নং বাঘাঘাটীন রোড হুগলী , Classification:বাস্তু, Area:0.04000000 Acre,	Mrs Mitali Goswami
L3	LR Plot No:- 942/1356, LR Khatian No:- 979	Owner:সেক্রেটারী পরীক্ষী শিক্ষায়তন, Address:নিজ , Classification:বাস্তু, Area:0.16000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 23-06-2022

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 59,00,000/-



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

On 25-06-2022

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

Presented for registration at 17:40 hrs on 25-06-2022, at the Private residence by Mr Mohit Agarwal ,.

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

Execution is admitted on 25/06/2022 by Mrs Mitali Goswami, Wife of Mr Bibekananda Goswami, 19 Baghajatin Road, P.O: Nabagram, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712246, by caste Hindu, by Profession House wife

Indetified by Mr ABHIJIT CHATTERJEE, , , Son of Mr ASHOK CHATTERJEE, UDAYRAMPUR, P.O: KANYANAGAR, Thana: Bishnupur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 743398, by caste Hindu, by profession Business

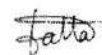
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 25-06-2022 by Mr Mohit Agarwal, Partner, MANAFULI INFRASTRUCTURES LLP (LLP), MANAFULI HOUSE, 1ST FLOOR, BARUIPUR ROAD, AMTALA, City:- Not Specified, P.O:- Kanyanagar, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743398

Indetified by Mr ABHIJIT CHATTERJEE, , , Son of Mr ASHOK CHATTERJEE, UDAYRAMPUR, P.O: KANYANAGAR, Thana: Bishnupur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 743398, by caste Hindu, by profession Business

Execution is admitted on 25-06-2022 by Mr Vineet Agarwal, Partner, MANAFULI INFRASTRUCTURES LLP (LLP), MANAFULI HOUSE, 1ST FLOOR, BARUIPUR ROAD, AMTALA, City:- Not Specified, P.O:- Kanyanagar, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743398

Indetified by Mr ABHIJIT CHATTERJEE, , , Son of Mr ASHOK CHATTERJEE, UDAYRAMPUR, P.O: KANYANAGAR, Thana: Bishnupur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 743398, by caste Hindu, by profession Business



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

On 29-06-2022

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

Execution is admitted on 29/06/2022 by Mr Rana Banerjee, Son of Late Kalipada Banerjee, Udayrampur Das O Akhan Para Chak Enayetnagar, P.O: Kanyanagar, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743398, by caste Hindu, by Profession Service

Indetified by Mr ABHIJIT CHATTERJEE, , , Son of Mr ASHOK CHATTERJEE, UDAYRAMPUR, P.O: KANYANAGAR, Thana: Bishnupur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 743398, by caste Hindu, by profession Business

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

Execution is admitted on 29-06-2022 by Mr AJAY CHOWDHARY, PARTNER, ANPC DEVELOPERS (Partnership Firm), MANAFULI HOUSE, BARUIPUR ROAD, AMTALA, City:- Not Specified, P.O:- KANYANAGAR, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743398

Indetified by Mr ABHIJIT CHATTERJEE, , Son of Mr ASHOK CHATTERJEE, UDAYRAMPUR, P.O: KANYANAGAR, Thana: Bishnupur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 743398, by caste Hindu, by profession Business

Endorsement by Commissioner after execution of Visit Commission Case No:-000641 of 2022

1. Having visited the residence of Mr Rana Banerjee, , Son of Late Kalipada Banerjee, Udayrampur Das O Akhan Para Chak Enayetnagar, P.O: Kanyanagar, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743398, by caste Hindu, by profession Service I have this day examined the said Mr Rana Banerjee who has been identified to my satisfaction by Mr ABHIJIT CHATTERJEE, , Son of Mr ASHOK CHATTERJEE, UDAYRAMPUR, P.O: KANYANAGAR, Thana: Bishnupur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 743398, by caste Hindu, by profession Business AND the said Mr Rana Banerjee has admitted the execution of this document

2. Having visited the residence of Mr AJAY CHOWDHARY, PARTNER, ANPC DEVELOPERS (Partnership Firm), MANAFULI HOUSE, BARUIPUR ROAD, AMTALA, City:- Not Specified, P.O:- KANYANAGAR, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743398 I have this day examined the said Mr AJAY CHOWDHARY who has been identified to my satisfaction by Mr ABHIJIT CHATTERJEE, , Son of Mr ASHOK CHATTERJEE, UDAYRAMPUR, P.O: KANYANAGAR, Thana: Bishnupur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 743398, by caste Hindu, by profession Business AND the said Mr AJAY CHOWDHARY has admitted the execution of this document

Payment of Fees

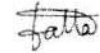
Certified that required Registration Fees payable for this document is Rs 59,014/- (A(1) = Rs 59,000/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 59,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/06/2022 12:11PM with Govt. Ref. No: 192022230060746911 on 28-06-2022, Amount Rs: 59,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1832664534 on 28-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,77,020/- and Stamp Duty paid by by online = Rs 1,76,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/06/2022 12:11PM with Govt. Ref. No: 192022230060746911 on 28-06-2022, Amount Rs: 1,76,920/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1832664534 on 28-06-2022, Head of Account 0030-02-103-003-02



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

On 07-07-2022

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,77,020/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no AG96891, Amount: Rs.100/-, Date of Purchase: 22/06/2022, Vendor name:
Azizuddin Gazi



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2022, Page from 127832 to 127871

being No 161305038 for the year 2022.



Digitally signed by Kamalika Datta
Date: 2022.07.26 12:19:47 +05:30
Reason: Digital Signing of Deed.

Kamalika Datta

(Kamalika Datta) 2022/07/26 12:19:47 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)