

8983/2024

10035/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



96AB 376598

*Handwritten signature and date: 24/07/24*

*Handwritten text: Rs. 10,00,000/-*

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part this Documents

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

10 JUL 2024

**DEED OF CONVEYANCE**

1. Date: *20th* of June, 2024
2. Nature of Document: DEED OF SALE



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



190620242008312425

## GRIPS Payment Detail

GRIPS Payment ID:	190620242008312425	Payment Init. Date:	19/06/2024 10:41:35
Total Amount:	199990	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1079534354916	BRN Date:	19/06/2024 10:42:02
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mr RAVI KHAINTAN  
Mobile: 9830339883

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250083124268	Directorate of Registration & Stamp Revenue	199990
<b>Total</b>			<b>199990</b>

**IN WORDS: ONE LAKH NINETY NINE THOUSAND NINE HUNDRED NINETY ONLY.**  
**DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.**





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



192024250083124268

GRN Details

GRN:	192024250083124268	Payment Mode:	SBI Epay
GRN Date:	19/06/2024 10:41:35	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1079534354916	BRN Date:	19/06/2024 10:42:02
Gateway Ref ID:	0857486702	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	190620242008312425	Payment Init. Date:	19/06/2024 10:41:35
Payment Status:	Successful	Payment Ref. No:	2001400217/7/2024

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr RAVI KHAINTAN
Address:	1 No. N S Road, Kolkata - 700 001
Mobile:	9830339883
Period From (dd/mm/yyyy):	19/06/2024
Period To (dd/mm/yyyy):	19/06/2024
Payment Ref ID:	2001400217/7/2024
Dept Ref ID/DRN:	2001400217/7/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001400217/7/2024	Property Registration- Stamp duty	0030-02-103-003-02	159990
2	2001400217/7/2024	Property Registration- Registration Fees	0030-03-104-001-16	40000
			<b>Total</b>	<b>199990</b>

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

PAID

### 3. Parties:

#### 3.1 Vendor:

**3.1.1 Fastener Promoters Private Limited** [PAN-AACCF1864C], a Company incorporated under the companies Act, 1956, having its registered office at No.376A, S.N. Roy Road, Surya Homes, New Alipore, Police Station-New Alipore, Post Office- Sahapore, Kolkata-700038, represented by its Authorized Signatory Mr. Soumen Kumar Ghosh, [Pan- BILPG6668J], son of Mr. Nemaï Chandra Ghosh, residing at Hati, Hooghly, West Bengal - 712415, hereinafter referred to as "**SELLER**" / "**VENDOR**" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest, legal representatives and assigns) of the **FIRST PART**.

**AND**

#### 3.2 Purchaser:

**3.2.1 Indonep Developers Private Limited** [PAN-AAECI0057Q], a Company incorporated under the companies Act, 2013, having its registered office at Diamond Harbour Road, P.O- Joka, P.S.- Bishnupur, Kolkata-700104, represented by its Authorized Signatory Mr. Jitendra Kumar Singh (PAN-ENOPS1448K), son of late Ramchabila Singh, residing at 2 No. Dakshinpara 3<sup>rd</sup> Lane, P.O. Morepukur, P.S. Rishra, Hooghly-712250, hereinafter referred to and called as the "**PURCHASER/ VENDEE**" (which term or expression shall, unless repugnant to or inconstant with the context or meaning thereof, be deemed to mean and include its respective successors-in-interest and permitted assigns) of the **SECOND PART**.

#### 4. Subject Matter of Sale:

All that piece and parcel of land measuring more or less **6 Decimal** in R.S. Dag No. **270 & 366** corresponding to L.R. Dag No. **351 & 2 Decimal** in R.S. Dag No. **274** corresponding to in L.R. Dag No. **356** under **L.R. Khatian No.4796** lying and situated at Mouza: Humaipur, J.L. No. 52 under Police

Station- Barasat, District - 24 Paraganas (North) hereinafter referred to as "**The Said Property**" and more fully described in the schedule mentioned here under.

**5. Background:**

5.1 The Vendor has *inter alia* represented to the Purchaser (hereafter the "**Representations**") that:

**WHEREAS** by virtue Deed of Conveyance dated 27<sup>th</sup> October of 2016, registered at the office of Additional District Sub Registrar, Barasat recorded in Book No-I, Volume No.1503-2016, Pages: 215039-215067, being No. 8139 for the year 2016, the Vendor herein therein referred to as Purchaser has become the owner of the said Property, thereafter mutated its name in the Records of Rights in respect of L.R. Dag Nos.351 & 356 under L.R Khatian No. 4796.

**AND WHEREAS** That the Vendor herein is now desirous of selling of The Said Property morefully described in the schedule herein below to the Purchaser **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of The Said Property for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights and all right appertaining thereto, vacant from all encumbrances.

5.1.1 The Said Property or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.

- 5.1.2 No notices have been issued by the Income-tax Authority nor any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Vendor from selling and/or dealing with the Said Property or any part thereof.
- 5.1.3 No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Vendor from selling and/or dealing with The Said Property.
- 5.1.4 The Said Property and/or the Said Land or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendor.
- 5.1.5 No part of the Said Property and/or the Said Land has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.
- 5.2 Relying on the aforesaid Representations of the Vendor and believing the same to be true and correct, the Purchaser has agreed to purchase the Said Property and this Deed of Conveyance is now being executed to give effect to the transfer of the Said Property by the Vendor to the Purchaser.
- 5.3 That the Purchaser had approached the Vendor for purchasing The Said Property for a consideration of **Rs.40,00,000/-** (Rupees Forty Lakh) only and the Vendor have agreed to it.

**6 NOW THIS INDENTURE WITNESSETH NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration

of the sum **Rs.40,00,000/-** (Rupees Forty Lakh) only, paid to the Vendor from the Purchaser at or immediately before the execution of these presents (the receipt whereof the Vendor do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchaser, its successors and assigns and every one of them and also the said "Property"), the Vendor as beneficial Owner do by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchaser and/or its successors and assigns vacant, free from encumbrances, attachment and other defects in title **ALL THAT** "the said Property" **HOWSOEVER** otherwise "the said Property" now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground whereupon or on part whereof the same is erected and built **TOGETHER FURTHER WITH** all houses, outhouses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to "the said Property" or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon "the said Property" or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said land or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his/her/their heirs, executors, administrators, legal representatives and assigns or any persons from whom he or they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVEHOLD, POSSESS AND ENJOY** the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and

intended so to be with their rights, members and appurtenances unto and to the use of the Purchaser, its successors and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendor from to these presents **AND** the Vendor do hereby for himself, his/her/their heirs, executors, administrators, legal representatives and assigns covenant with the Purchaser, its successors and assigns, **THAT** notwithstanding any act, deed or thing whatsoever, by the Vendor or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary, they the Vendor had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser, its successors and assigns in the manner aforesaid **AND THAT** the Purchaser, its successors and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of its ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his/her/their ancestors or predecessors in title or any person or persons and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them, the Vendor or from or under any of his/her/their predecessors or ancestors in title shall and will from time to time and at all times hereafter at

the request and costs of the Purchaser, its successors and assigns do and execute, or cause to be done and executed perfectly assuring the said land and every part thereof unto and to the use of the Purchaser, its successors and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER THAT** the Vendor and his/her/their heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, its successors and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor to the said land or any breach of the covenants hereunder contained.

**7 THE SAID VENDOR HEREBY COVENANTS WITH THE SAID PURCHASER AS FOLLOWS :-**

- a) The Vendor are otherwise well and sufficiently entitled to '**The Said Property**' described in the **SCHEDULE** of the said property hereunder written and the same is its self-acquired property. Its title to **The Said Property**' is free and marketable;
- b) No other person except the Vendor have any right, claim or demand in respect of '**The Said Property**' or any part thereof;
- c) The Vendor have not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on **The Said Property**' and **The Said Property**' is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Vendor hereby declare that they shall hereafter not create any third party rights or whatsoever nature in respect of **The Said Property**';
- d) The Vendor have not entered into any agreement or arrangement, oral or written with regard to the sale of **The Said Property**';

- e) The Vendor have not received any notice of acquisition or requisition from the Government of West Bengal or any authority or authorities in respect of **The Said Property**'; and
- f) The Vendor hereby covenant with the Purchaser, its/their successors, persons/successors-in-interest and assigns to save, harmless, indemnify and keep indemnified the Purchaser, its successors, persons/successors-in-office and assigns from or against all encumbrances, charges and equities whatsoever; and
- g) The Vendor shall at the request and costs of the Purchaser, its/their successors, persons/successors-in-interest and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring **The Said Property**' and every part thereof in the aforesaid manner.

**SCHEDULE ABOVE REFERRED TO**  
**[THE SAID PROPERTY]**

All that piece and parcel of land measuring more or less **6 Decimal** in R.S. Dag No. **270 & 366** corresponding to L.R. Dag No. **351 & 2 Decimal** in R.S. Dag No. **274** corresponding to in L.R. Dag No. **356** under **L.R. Khatian No.4796** lying and situated at Mouza: Humaipur, J.L. No. 52 under Police Station- Barasat, District: North 24-Parganas and subject dags are marked with '**Red**' border in the plan annexed herewith **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances.

Subject dags are butted and bounded as follows:

L.R. Dag No.	North	South	East	West
351	Dag No.353	Dag No.349&350	Dag No.352	Dag Nos.360
356	Dag no.353	Dag No.350	Dag No.352	Dag No. 361

1 Badu Road (off Road) with only approach Road 8'.

**IN WITNESS WHEREOF** the parties hereto have executed these presents on this 20th day of June, 2024 first mentioned above.

**Executed and Delivered** by the **Vendor and Purchaser** at Kolkata in the presence of:

- Tiyasa Paul  
(TIVASA PAUL)  
Address - 185/353/A, Rajib  
Gandhi Road, Konnagar,  
Hooghly - 712235
- Somdip Joardar.  
Atr-158/A, Kestopur.  
Kolkata-700101

For FASTENER PROMOTERS PRIVATE LIMITED

Saumen Kumar Ghosh  
Director / Authorised Signatory

Signature of the Vendor

Indonep Developers Private Limited

Tutender Kr Singh  
Authorised Signatory

Signature of the Purchaser

Drafted by me:

Soham Basu

Alipore Judge's Court

F/2388/2021/2019.

**MEMO OF CONSIDERATION**

The Vendor herein confirms having received from the Purchaser the sum of **Rs.40,00,000/-** (Rupees Forty Lakh) only towards full consideration for Sale of the Said Property in the manner following:

Owner Name	Date	Demand Draft No.	Bank	Amount (Rs.)
Fastener Promoters Private Limited	10.06.2024	000147	ICICI Bank	Rs.40,00,000/-
			<b>Total</b>	<b>Rs.40,00,000/-</b>

**Rs.40,00,000/-** (Rupees Forty Lakh) only.

**Witnesses:**

1. Tiyasa Paul  
185/353/A, Rajib Gandhi  
Road, Konnagar, Hooghly-712235
2. Soumitra Jaiswar.  
Atr-158/A, Keshapur.  
Kolkata-700101

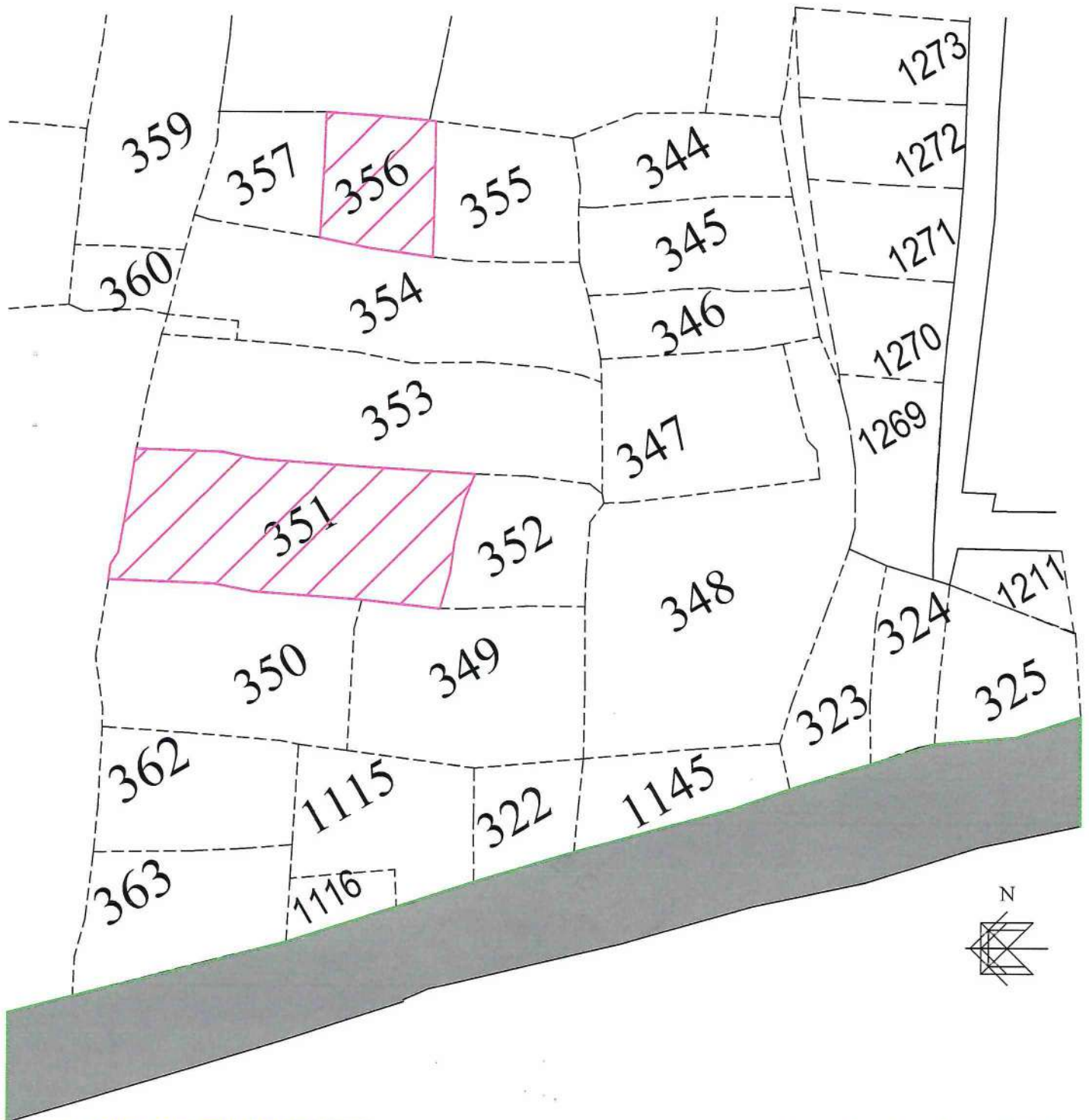
For FASTENER PROMOTERS PRIVATE LIMITED

*Soumen Kumar Ghosh*

Director / Authorised Signatory

**Signature of Vendor**

SITE PLAN OF APPROX 8 DECIMAL SPREAD OVER L.R DAG NO. 351(P), 356 (P) IN MOUZA - HUMAIPUR, J.L - 52, L. R. KHAITAN - 4796, P.S - BARASAT, UNDER MADHYAMGRAM MUNICIPALITY, WARD NO. 4, NORTH 24 PGNS



For FASTENER PROMOTERS PRIVATE LIMITED

*Saumen Kumar Ghosh.*

Director / Authorised Signatory

VENDOR

Indonep Developers Private Limited

*Jitendra Kumar Singh.*

Authorised Signatory

PURCHASER

**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Saamen Kumar Ghosh*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

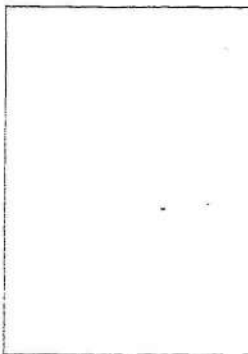


*Jitender Kr. Singh*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

### Major Information of the Deed

Deed No :	I-1904-10035/2024	Date of Registration	10/07/2024
Query No / Year	1904-2001400217/2024	Office where deed is registered	
Query Date	07/06/2024 10:34:11 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SOHAM BASU 1, NETAJI SUBASH ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8981218451, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 40,00,000/-	Rs. 40,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,60,000/- (Article:23)	Rs. 40,084/- (Article:A(1), M(a), M(b), I)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Badu Road(off Road), Mouza: Humaipur, JI No: 52, Pin Code : 700129

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-351 (RS :-)	LR-4796	Bastu	Bastu	6 Dec	30,00,000/-	30,00,000/-	Width of Approach Road: 8 Ft.,
L2	LR-356 (RS :-)	LR-4796	Bastu	Bastu	2 Dec	10,00,000/-	10,00,000/-	Width of Approach Road: 8 Ft.,
		<b>TOTAL :</b>			<b>8Dec</b>	<b>40,00,000 /-</b>	<b>40,00,000 /-</b>	
		<b>Grand Total :</b>			<b>8Dec</b>	<b>40,00,000 /-</b>	<b>40,00,000 /-</b>	






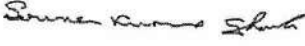
#### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Fastener Promoters Private Limited</b> City:- Not Specified, P.O:- Sahapore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700036 Date of Incorporation:XX-XX-2XX3 , PAN No.:: aaxxxxxx4c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



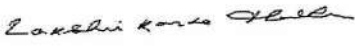
#### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Indonep Developers Private Limited</b> City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Date of Incorporation:XX-XX-2XX5 , PAN No.:: aaxxxxxx7q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Jitendra Kumar Singh (Presentant )</b> Son of Late Ramchabila Singh Date of Execution - 20/06/2024, , Admitted by: Self, Date of Admission: 20/06/2024, Place of Admission of Execution: Office	 Jun 20 2024 3:16PM	 Captured LTI 20/06/2024	 20/06/2024
City:- Not Specified, P.O:- Morepukur, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: ENxxxxx8k, Aadhaar No: 43xxxxxxxx0521 Status : Representative, Representative of : Indonep Developers Private Limited (as Authorised Signatory)				
2	<b>Name</b> <b>Mr Soumen Kumar Ghosh</b> Son of Mr Nemai Chandra Ghosh Date of Execution - 20/06/2024, , Admitted by: Self, Date of Admission: 20/06/2024, Place of Admission of Execution: Office	 Jun 20 2024 3:16PM	 Captured LTI 20/06/2024	 20/06/2024
City:- Not Specified, P.O:- Hati, P.S:-Pursurah, District:-Hooghly, West Bengal, India, PIN:- 712450, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: bixxxxxx8j, Aadhaar No: 53xxxxxxxx9596 Status : Representative, Representative of : Fastener Promoters Private Limited (as Authorised Signatory)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Lakshmikanta Halder</b> Son of Mr Madhu Halder 53/1, Motilal Gupta Road, City:- Kolkata, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008	 20/06/2024	 Captured 20/06/2024	 20/06/2024
Identifier Of Mr Jitendra Kumar Singh, Mr Soumen Kumar Ghosh			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Fastener Promoters Private Limited	Indonep Developers Private Limited-6 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Fastener Promoters Private Limited	Indonep Developers Private Limited-2 Dec

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Badu Road(off Road), Mouza: Humaipur, JI No: 52, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 351, LR Khatian No:- 4796	Owner:Fastener Promoters Pvt.Ltd ., Gurdian:Sri Suraj Khandelwal, Address:376A,SN Roy Road,Surya Homes, New Alipore,P.S-New Alipore,P. Sahapore,Kol-70038, Classification:ভঙ্গা, Area:0.05000000 Acre,	Fastener Promoters Private Limited
L2	LR Plot No:- 356, LR Khatian No:- 4796	Owner:Fastener Promoters Pvt.Ltd ., Gurdian:Sri Suraj Khandelwal, Address:376A,SN Roy Road,Surya Homes, New Alipore,P.S-New Alipore,P. Sahapore,Kol-70038, Classification:শক্তি, Area:0.02000000 Acre,	Fastener Promoters Private Limited

**Endorsement For Deed Number : I - 190410035 / 2024**

**On 20-06-2024**

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

Presented for registration at 15:07 hrs on 20-06-2024, at the Office of the A.R.A. - IV KOLKATA by Mr Jitendra Kumar Singh ,.

**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 40,00,000/-

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

Execution is admitted on 20-06-2024 by Mr Jitendra Kumar Singh, Authorised Signatory, Indonep Developers Private Limited (Private Limited Company), City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified by Mr Lakshmikanta Halder, , Son of Mr Madhu Halder, 53/1, Motilal Gupta Road, P.O: Barisha, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Execution is admitted on 20-06-2024 by Mr Soumen Kumar Ghosh, Authorised Signatory, Fastener Promoters Private Limited (Private Limited Company), City:- Not Specified, P.O:- Sahapore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700036

Identified by Mr Lakshmikanta Halder, , Son of Mr Madhu Halder, 53/1, Motilal Gupta Road, P.O: Barisha, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 40,084.00/- ( A(1) = Rs 40,000.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 40,000/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/06/2024 10:42AM with Govt. Ref. No: 192024250083124268 on 19-06-2024, Amount Rs: 40,000/-, Bank: SBI EPay ( SBIEPay), Ref. No. 1079534354916 on 19-06-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,60,000/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 1,59,990/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2771, Amount: Rs.10.00/-, Date of Purchase: 05/04/2024, Vendor name: A K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/06/2024 10:42AM with Govt. Ref. No: 192024250083124268 on 19-06-2024, Amount Rs: 1,59,990/-, Bank: SBI EPay ( SBIEPay), Ref. No. 1079534354916 on 19-06-2024, Head of Account 0030-02-103-003-02



**Pradipta Kishore Guha**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

On 10-07-2024

**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.



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 564552 to 564574  
being No 190410035 for the year 2024.



*SS*

Digitally signed by SEMANTI SIKDAR  
Date: 2024.07.23 13:49:52 +05:30  
Reason: Digital Signing of Deed.

**(Semanti Sikdar) 23/07/2024**

**ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.**