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पश्चिम बंगाल WEST BENGAL

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

District Sub-Registrar-V
Alipore, South 24 Parganas

21 AUG 2021

THIS DEED OF CONVEYANCE is made on this 04th day of August Two Thousand and Twenty
– One **BETWEEN** (i) **RANJIT RANJAN DAS**, (PAN ACNPD9094Q & Aadhaar No. 6424 2030 8479) son of Late Surendra Chandra Das an Indian national, by faith Hindu, by occupation retired presently residing at No. 110, Raja S. C. Mallick Road, Kolkata 700 047 PO Naktala, PS Netaji Nagar, (ii) **SUDHIR RANJAN DAS**, (PAN BYWPD3603E & Aadhaar No. 4274 8141

44989

SANJAY KUMAR BAID
Advocate
8, Old Post Office Street
Kolkata-700 001

[Handwritten signature]



V.C.T.I
1422
1439

NAME _____
ADD _____
26 JUL 2021
SURANJAN MUKHERJEE
Licensed Street Vendor
C/E: Court
283, R. S. Hoay Road, Kol-1

26 JUL 2021
26 JUL 2021

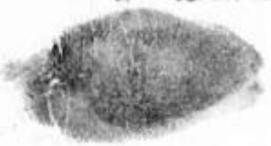
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V.C.T.I
1440



Ranjit Das



V.C.T.I
1441

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
24 AUG 2021

Piya Talwar
(for self and as constituted Attorney
of Sudhir Ranjan Das)



V.C.T.I
1442

Paramita Saha
(for self and as constituted
Attorney of Sujit Das and
Anamika Das)

[Handwritten signature]

9736) son of Late Surendra Chandra Das an Indian national, by faith Hindu, by occupation self-occupied presently residing at No. 41/1, Gariahat Road, Kolkata 700 031 PO Dhakuria, PS Lake represented by **Ms. Piya Roy Talwar** (PAN AOIPT5598N & OCI Card No. A3393574) wife of Mr. Vikram Singh Talwar a citizen of United States of America, by faith Hindu, by occupation Service presently residing at No. 1403, Stevenson Lane, Baltimore, MD, Zip 21286 United States of America vide power of attorney dated 19th December 2019 registered with the Additional Registrar of Assurances – II, Kolkata in Book IV, volume No. 1902- 2019, page from 35844 to 35864 being No. 190201228 for the year 2019, (iii) **SUJIT DAS**, (PAN AAAPD0119M & Aadhaar No. 8447 3496 9961) son of Late Sukharanjan Das an Indian national, by faith Hindu, by occupation Retired presently residing at No. 1255, B -1, Vasant Kunj, Delhi 110 070, PO Vasant Kunj Sector - B & PS Vasant Kunj, (iv) **ANAMIKA DAS**, (PAN FCZPD1269N & Aadhaar No. 4245 9599 5393) daughter of Late Sukharanjan Das an Indian national, by faith Hindu, by occupation Self Occupied presently residing at No. 1255, B -1, Vasant Kunj, Delhi 110 070 PO Vasant Kunj Sector -B & PS Vasant Kunj the said Sujit Das and Anamika Das are herein represented by their constituted attorney **Ms. Paramita Datta** duly empowered vide power of attorney dated 09th June 2021 registered with the Sub – Registrar SR VIIA Sarojini Nagar New Delhi, Delhi registration No. 385 in Book No. 4 vol. No. 179 on page 1 to 6 on 10th June 2021, (v) **AMITAVA DATTA**, (PAN AAXPD0522F & Aadhaar No. 4158 3666 8842) son of Late Jyotirmoy Datta an Indian national, by faith Hindu, by occupation Retired presently residing at No. 4 – FF HIG flats, Ranjit Avenue, Block A, Amritsar 143 001 PO Amritsar & PS Amritsar Cantonment, (vi) **DEEPANKAR DATTA**, (PAN AELPD9224J & Aadhaar No. 9240 9029 9262) son of Late Jyotirmoy Datta, an Indian national, by faith Hindu, by occupation Service presently residing at No. 848, Sector - 10, near Shiv Mandir, Panchkula, Haryana 134 109 PO & PS Panchkula, (vii) **PARAMITA DATTA**, (PAN AERPD5887K & Aadhaar No. 9788 0204 9569) daughter of Late Jyotirmoy Datta an Indian national, by faith Hindu, by occupation self-occupied presently residing at No. 192, Salt Lake Sector 1, Block-AC, North 24 Parganas, West Bengal-700 064 PO Bidhannagar CC Block, PS Bidhannagar and (viii) **PIYA ROY TALWAR** (PAN AOIPT5598N & OCI Card No. A3393574)





V.C.T. I
1443

for att
(AMITAVA DATTA)



V.C.T. I
1444

for att
(DEEPANKAR DATTA)



With Mendal
S/O - Jodex Mendal
Will + P.C. - Subhaggram
P.S. Baruipur
Mallickpur
Kolkata - 147.

wife of Mr. Vikram Singh Talwar a citizen of United States of America, by faith Hindu, by occupation Service presently residing at No. 1403, Stevenson Lane, Baltimore, MD, Zip 21286 United States of America hereinafter collectively referred to as the **VENDORS** (which term or expression shall unless excluded by or there be something repugnant to the subject or context hereof shall be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND GOPALA COMPLEX PRIVATE LIMITED**, (PAN AADCG2675H) a company within the meaning of the Companies Act, 2013 and having its registered office situate at No. 21/2, Ballygunge Place, Kolkata 700 019 and is herein represented by one of its directors **Mr. Vivek Ruia** (PAN ACPPR8539Q) son of Mr. Sheo Kumar Ruia by faith Hindu by occupation Business of No. 21/2, Ballygunge Place, Kolkata 700 019 PS Gariahat, PO Ballygunge hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or there be something repugnant to the subject or context hereof shall be deemed to mean and include its successors, successors – in – interest and assigns) of the **OTHER PART**:

WHEREAS:

- A. By an Indenture dated 3rd October 1951 and registered with the Sub – Registrar of Alipore Sadar in Book No. I, volume No. 113 in pages 16 to 28 being No. 6536 for the year 1951 Ballygunge Real Property and Building Society Limited sold transferred and conveyed unto and in favour of Surendra Chandra Das **ALL THAT** the piece or parcel of land containing by ad-measurement an area of 06 cottahs 02 chittacks and 13 sq. ft. be the same a little more or less lying situate at and/or being plot No. 2 of Lady Wellington Road Land Scheme of Ballygunge Real Property and Building Society Limited being portion of C. S. Dag Nos. 211 and 222 of Mouza Selimpore that has subsequently been named and numbered as municipal premises No. 41/1, Gariahat Road (South), Kolkata 700 031 PS Lake in ward No. 92 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) morefully and particularly mentioned and described in the **SCHEDULE**



hereunder written for the consideration and in the manner as contained and recorded therein.

- B. The said Surendra Chandra Das constructed a two storied building at the said Premises.
- C. The said Surendra Chandra Das was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 20th April 1986 leaving behind him surviving his four sons namely Sukharanjan Das, Sumit Ranjan Das, Ranjit Ranjan Das and Sudhir Ranjan Das and two daughters namely Renuka Datta and Aloka Roy as his only surviving legal heirs and heiresses, since his wife namely Parul Das predeceased him on 03rd April 1966.
- D. The said Sukharanjan Das was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 04th October 2002 leaving behind him surviving his wife namely Ratna Das and one son namely Sujit Das and one daughter namely Anamika Das as his only surviving legal heir and heiresses.
- E. The said Renuka Datta was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 30th April 2008 leaving behind her surviving her two sons namely Amitava Datta and Deepankar Datta and one daughter namely Paramita Datta as her only surviving legal heirs and heiress since her husband namely Jyotirmoy Datta predeceased her on 21st January 2005.
- F. The said Sumit Ranjan Das was during his lifetime governed by the Dayabhaga School of Hindu Law died intestate on 16th December 2013 as a bachelor leaving behind him surviving his two brothers namely Ranjit Ranjan Das and Sudhir Ranjan Das and one sister namely Aloka Roy as his only surviving legal heirs and heiress.



- G. The said Ratna Das was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 23rd June 2018 leaving behind her surviving her one son namely Sujit Das and one daughter namely Anamika Das as her only surviving legal heir and heiress.
- H. The said Aloka Roy was during her lifetime governed by the Dayabhaga School of Hindu Law died intestate on 22nd December 2018 leaving behind her surviving her one daughter namely Piya Roy Talwar as her only surviving legal heiress since her husband namely Biswa Basu Roy predeceased her on 24th February 2009.
- I. Thus, the following became absolutely seized and possessed of or otherwise well and sufficiently entitled to as absolute owners free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, tenancies, whatsoever and/or howsoever, each one of them having a distinct but undivided share thereupon:
- | | | | |
|-------|-------------------|---|---------------------|
| i) | Ranjit Ranjan Das | | 04/18 th |
| ii) | Sudhir Ranjan Das | | 04/18 th |
| iii) | Sujit Das | } | 03/18 th |
| iv) | Anamika Das | | |
| v) | Amitava Datta | } | 03/18 th |
| vi) | Deepankar Datta | | |
| vii) | Paramita Datta | | |
| viii) | Piya Roy Talwar | | 04/18 th |
- J. Since the building at the said Premises is dilapidated and most of the Vendors have been staying away from Kolkata since long for their livelihood and have no use of the property and/or accommodation, as such the Vendors amongst themselves collectively agreed to dispose off the said Premises at the best price.



K. In the aftermath of the above and protracted negotiations the Vendors have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the said Premises absolutely and forever at or for the total consideration of Rs.3,64,00,000/= (Rupees Three Crores and Sixty Four Lakhs) only free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, tenancies, trespass, occupiers, encroachers, HUF, debuttar, agreement holder, pledge, pawn, guarantee whatsoever and/or howsoever in the manner and upon the terms as hereinafter recorded.

L. At or before the execution of these presents the Vendors and each one of them have solely and collectively assured and represented to the Purchaser as follows which has been fully relied upon by the Purchaser: -

- (a) The Vendors are collectively seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute owners with a marketable title in respect thereof and each one of them have a distinct but undivided share thereon;
- (b) The said Premises is free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, tenancy, pawn, pledge, guarantee, personal guarantee by any of the Vendors or any of their predecessor in interest and/or title whatsoever and/or howsoever;
- (c) There is no suit or legal proceeding or prohibitory orders pending or subsisting in respect of the said Premises or any part thereof;
- (d) The said Premises is not subject to any notice of attachment under the Income Tax Act or under the Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations whatsoever and/or howsoever
- (e) No Notice of Acquisition or requisition affects the said Premises nor is there any bar legal or otherwise in the Vendors selling the said Premises to the Purchaser.



- (f) The freehold interest and/or ownership interest of the Vendors in the said Premises does not stand mortgaged and/or encumbered or agreed to be mortgaged by the Vendors by way of security or additional security and/or collateral security and/or otherwise in favour of any Bank and/or any Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any loan taken or to be taken by the Vendors for any purpose whatsoever and/or howsoever and all the original title deeds at the time of execution of this deed is in the exclusive custody of the Vendors themselves.
- (g) None of the Vendors have entered into any agreement for sale and/or transfer and/or any other writing whatsoever and/or howsoever in respect of the said Premises or any part thereof.
- (h) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Vendors and in respect of any outstanding rates taxes and outgoing the Vendors shall keep the Purchaser indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Premises upto the date of execution of this deed of conveyance.
- (i) There is no tenant and/or any trespasser and/or any occupier and/or encroachment upon any part or portion of the said Premises and the entirety of the said Premises is in the vacant peaceful and khas possession of the Vendors themselves.
- (j) The Vendors do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- (k) The power of attorney granted by Sudhir Ranjan Das to Piya Roy Talwar vide power of attorney dated 19th December 2019 registered with the Additional Registrar of Assurances – II, Kolkata in Book IV, volume No. 1902- 2019, page from 35844 to 35864 being No. 190201228 for the year 2019 and by Sujit Das & Anamika Das to Paramita Datta vide power of attorney dated 09th June 2021 registered with the Sub – Registrar SR VIIA Sarojini Nagar New Delhi, Delhi registration No. 385 in Book



No. 4 vol. No. 179 on page 1 to 6 on 10th June 2021 are all valid and subsisting and none of the same have been revoked and/or cancelled by their respective grantors.

(l) Excepting one of the Vendors all other Vendors are resident Indian nationals and have ordinarily resided in India for more than 182 days in the previous financial year and have also resided in India for more than 365 days in the previous 03 financial years as per the provisions of the Income Tax Act.

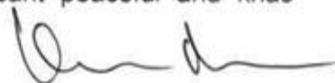
(m) That the recitals of title mentioned hereinbefore are true and factual, the Vendors have not suppressed any facts relating to the title and status of the said Premises, and there are no other incidents relating to the title and status of the said Premises other than those that are recited hereinabove.

M. The Vendors have amongst themselves mutually decided that the consideration amount of Rs.3,64,00,000/= shall be divided in the following manner amongst themselves: -

| | Rs. |
|-----------------------|-------------|
| i. Ranjit Ranjan Das | 72,80,000/= |
| ii. Sudhir Ranjan Das | 72,80,000/= |
| iii. Sujit Das | 36,40,000/= |
| iv. Anamika Das | 36,40,000/= |
| v. Amitava Datta | 24,26,667/= |
| vi. Deepankar Datta | 24,26,667/= |
| vii. Paramita Datta | 24,26,666/= |
| viii. Piya Roy Talwar | 72,80,000/= |

N. The Vendors had collectively directed the Purchaser to draw the payments in the manner as hereinbefore mentioned.

O. The Purchaser has made payment of the entire consideration amount as aforementioned and the Vendors have delivered the vacant peaceful and khas



possession of the said Premises to the Purchaser and have also agreed to sign and execute the deed of conveyance in favour of the Purchaser.

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of **Rs.3,64,00,000/= (Rupees Three Crores and Sixty Four Lakhs) only** of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchaser to the Vendors (the receipt whereof the Vendors do hereby as also by the memo hereunder written admit and acknowledge to have received and the payment of the same and every part thereof) the Vendors and each one of them do hereby acquit release and discharge the Purchaser and the said Premises hereby intended to be conveyed they the Vendors do hereby indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 06 (six) cottahs 02 (two) chittacks and 13 (thirteen) sq. ft. be the same a little more or less together with the two storied building and other structures standing thereon and lying situate at and/or being municipal premises No. 41/1, Gariahat Road (South), Kolkata 700 031 PS Lake in ward No. 92 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) and the same is morefully and particularly described in the **SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said Premises now is or at any point of time heretofore were or was situated butted and bounded called known numbered described or distinguished with the intent and object that the Vendors and all of them have ceased to have any right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon the said Premises or any or every part thereof **TOGETHER WITH** all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever into or upon the said



Premises or any part thereof belonging or in any way appertaining to or usually held used occupied therewith or part or parcel thereof and reputed to belong or be appurtenant thereto **AND TOGETHER WITH** all legal incidents thereto and the reversions remainder or remainders rents issues and profits benefits and advantages thereof and all estate right title interest and/or claim into or upon the said Premises **AND TOGETHER WITH** the right for the Purchaser and/or its successors in title owners or occupiers for the time being of the said Premises hereby conveyed with or without horses horse carts cars vehicles whether mechanically propelled or otherwise to pass and/or re-pass over along and in the paths ways passages and for laying filtered and/or unfiltered water pipes and all other cables and lines and wires in and on and along any portion of the said Premises and all and every and entire right title interest claim demand estate whatsoever and/or howsoever of the Vendors of in and into or upon the said Premises and/or any part or portion of the said Premises mentioned in the Schedule hereunder written and every part thereof being hereby sold transferred conveyed assured and assigned and/or intended so to be **TOGETHER WITH** all pattas muniments of title writings plans maps deeds documents indentures conveyances and/or any other document of title or in any way concerning and/or relating to or in any way covering the said Premises and/or any part thereof which now are or may hereafter shall and/or may be in possession control custody and/or management of the Vendors **AND TO HAVE AND TO HOLD** the said Premises being hereby sold transferred granted conveyed assured and assigned and/or so otherwise expressed and/or intended to be unto and in use of the Purchaser hereafter and forever in the manner as aforesaid free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, tenancies, trespassers, occupiers, pledge, pawn, encroachment, HUF, debuttar whatsoever and/or howsoever including all outgoing whatsoever.

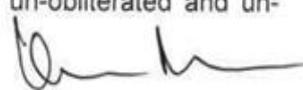


II. THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows: -

- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendors to the contrary the Vendors are lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to **ALL THAT** the said Premises hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispensens attachments trusts mortgages whatsoever and/or howsoever;
- b) **THAT**, the interest which the Vendors do hereby profess to transfer subsists and that the Vendors and each one of them have good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said Premises and every part thereof hereby sold granted conveyed transferred assigned and assured unto and in favour of the Purchaser herein in the manner as aforesaid and in accordance to the true intent object and meaning of these presents;
- c) **THAT**, it shall be lawful for the Purchaser from time to time and at all material times hereinafter to enter into and upon and hold occupy and enjoy the said Premises and to receive the rents issues and profits thereof without any eviction interruption hindrance claims or demands or disturbance whatsoever from or by the Vendors herein and/or any person or persons or any other person or persons claiming through under or in trust for any of them having lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said Premises and every part thereof and from and clear freely and clearly and absolutely acquitted exonerated and forever discharged and/or otherwise by the Vendors well and sufficiently saved defended kept harmless and indemnified of and from and against all charges non assessment of taxes, electricity charges, water taxes, arrear of rates and taxes encumbrances and



deposits whatsoever and/or howsoever made done executed and/or occasioned by the Vendors and/or the predecessors in title of the Vendors and/or any of them;

- d) **THAT**, the said Premises and every part thereof is freed exonerated and discharged from and against all manner of encumbrances whatsoever on its ownership;
- e) **THAT**, the Vendors and all persons having or lawfully or equitably claiming any estate right title demand or interest whatsoever and/or howsoever into or upon the said Premises or any part thereof shall and will from time to time and at all material times hereafter upon every request and cost of the Purchaser make do acknowledge execute register and perform all such further and other lawful and reasonable acts deeds conveyances matters assurances and things whatsoever and/or howsoever for further better or more perfectly assuring the said Premises hereby sold transferred conveyed assigned assured and every part thereof unto and in favour and use of the Purchaser and/or its successors in interest in the manner as aforesaid as shall or may be required;
- f) **THAT**, the Vendors shall unless prevented by fire or some other inevitable accident from time to time and at all material times hereafter upon every reasonable request and at the cost of the Purchaser make do produce or cause to be made done produced to the Purchaser or their Attorney and/or agents at any trial commission, examination tribunal court board authority firm for inspection or otherwise as occasion shall require all or any of the deeds documents and writings in respect of the said Premises if those in possession the Vendors AND ALSO shall at the like request deliver to the Purchaser such attested or other true copies of them as the Purchaser may requires and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe un-obliterated and un-cancelled;
- 

g) **THAT**, the Vendors have ceased to have any right title interest claim and/or demand into or upon the said Premises or any part thereof and any right of any nature accruing shall now belong to the Purchaser exclusively.

THE SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 06 (six) cottahs 02 (two) chittacks and 13 (thirteen) square feet be the same a little more or less together with the two storied building and other structures standing thereon lying situate at and/or being lying situate at and/or being plot No. 2 of Lady Wellington Road Land Scheme of Ballygunge Real Property and Building Society Limited being portion of C. S. Dag Nos. 211 and 222 of Mouza Selimpore that has subsequently been named and numbered as municipal premises No. **41/1, Gariahat Road (South), Kolkata 700 031** PS Lake in ward No. 92 of the Kolkata Municipal Corporation and the same is also shown on the map or plan annexed hereto and is delineated within **RED** borders thereon and is butted and bounded in the manner as follows: —

ON THE NORTH: By municipal premises No. 42, Gariahat Road (South);

ON THE SOUTH: By 15 feet wide KMC Road named as Gariahat Road (South);

ON THE EAST: By municipal premises No. 41/2, Gariahat Road (South);

ON THE WEST: By municipal premises No. 41, Gariahat Road (South);

OR HOWSOEVER OTHERWISE the same are is was or were heretofore-butted bounded called ~~known~~ numbered described or distinguished.



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

SIGNED SEALED AND DELIVERED

by the **VENDORS** at Kolkata

in the presence of:

1) Wishu Mondal
vill+P.C. - Subhasgram
P.S. Barrupur
Mallikpur
Kolkata - 147.

2) Biswadip Das
Flat No - B/2
110, Raja S.C. Mullick Road
Kolkata - 47.

Ranjil Ranjan Das

Piya Talwar

(for self and as constituted Attorney of
Sudhir Ranjan Das)

Parvmita Datta

(for self and as constituted Attorney
of Sujit Das and Anamika Das)

Amitava Datta

(~~AMITAVA~~ DATTA)

Delepankar Datta

(DELEPANKAR DATTA)

SIGNED SEALED AND ACCEPTED

by the **PURCHASER** at Kolkata

in the presence of:

1) Wishu Mondal

2) Biswadip Das

For **GOPALA COMPLEX PVT. LTD.**

[Signature]
Director

Drafted by me
Dilip Kumar Goud
Advocate
Alipore Court
F/873/198/99

RECEIVED of and from the within named

PURCHASER the within mentioned sum of

RUPEES THREE CRORES AND SIXTY- FOUR LAKHS ONLY RS.3,64,00,000/=

being the total consideration amount in terms

hereof and paid in the manner as follows:

MEMO OF CONSIDERATION

| Date | Pay Order/ DD No. | Drawn on | Amount | In favour of |
|------------|----------------------|---|-----------|-------------------|
| | | | Rs. | |
| 02.08.2021 | 574193 | Kotak Mahindra Bank | 72,07,200 | Ranjit Ranjan Das |
| 02.08.2021 | 574192 | Kotak Mahindra Bank | 72,07,200 | Sudhir Ranjan Das |
| 02.08.2021 | 574188 | Kotak Mahindra Bank | 36,03,600 | Sujit Das |
| 02.08.2021 | 574189 | Kotak Mahindra Bank | 36,03,600 | Anamika Das |
| 02.08.2021 | 574190 | Kotak Mahindra Bank | 24,02,400 | Amitava Datta |
| 02.08.2021 | 574185 | Kotak Mahindra Bank | 24,02,400 | Deepankar Datta |
| 02.08.2021 | 574186 | Kotak Mahindra Bank | 24,02,399 | Paramita Datta |
| 02.08.2021 | 574191 | Kotak Mahindra Bank | 56,14,336 | Piya Roy Talwar |
| | | TDS under Section 194IA of the Income Tax Act | 72,800 | Ranjit Ranjan Das |
| | | TDS under Section 194IA of the Income Tax Act | 72,800 | Sudhir Ranjan Das |
| | | TDS under Section 194IA of the Income Tax Act | 36,400 | Sujit Das |
| | | TDS under Section 194IA of the Income Tax Act | 36,400 | Anamika Das |
| | | TDS under Section 194IA of the Income Tax Act | 24,267 | Amitava Datta |
| | | TDS under Section 194IA of the Income Tax Act | 24,267 | Deepankar Datta |
| | | TDS under Section 194IA of the Income Tax Act | 24,267 | Paramita Datta |
| | | TDS under Section 195 of Income Tax Act | 16,65,664 | Piya Roy Talwar |

(Rupees Three Cores and Sixty Four Lakhs) only Rs. 3,64,00,000/=

WITNESSES:

1) *Sudhir Ranjan Das*

2) *Biowadip Das*

Ranjit Ranjan Das.

Piya Talwar

*(for self and as constituted
Attorney of Sudhir Ranjan Das)*

Paramita Datta

*(for self and as constituted
Attorney of Sujit Das and
Anamika Das)*

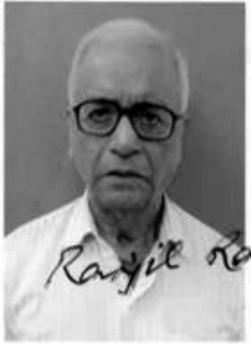
for att

VENDORS

SPECIMEN FORM FOR TEN FINGERS PRINTS



| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Ranjit Ranje

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Pooja Talwar
Ajya Talwar

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Parvati Datta
Parvati Datta

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |

SPECIMEN FORM FOR TEN FINGERS

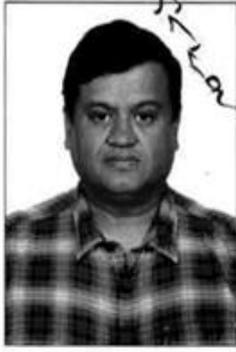
PHOTO

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



for photo

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



for photo

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |

P.d

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



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

GRN Details

GRN: 192021220043396881 Payment Mode: Online Payment
GRN Date: 03/08/2021 16:38:59 Bank/Gateway: HDFC Bank
BRN : 1517417856 BRN Date: 03/08/2021 16:08:20
Payment Status: Successful Payment Ref. No: 2001247131/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Gopala Complex Private Limited
Address: 21/2 Ballygunge Place Kolkata
Mobile: 9831312355
EMail: ujalan@swastigroup.com
Contact No: 09831312355
Depositor Status: Buyer/Claimants
Query No: 2001247131
Applicant's Name: Mr Sisir Mondal
Identification No: 2001247131/1/2021
Remarks: Sale, Sale Document

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|--------------|-------------------|--|--------------------|----------------|
| 1 | 2001247131/1/2021 | Property Registration- Stamp duty | 0030-02-103-003-02 | 1821579 |
| 2 | 2001247131/1/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 364328 |
| Total | | | | 2185907 |

IN WORDS: TWENTY ONE LAKH EIGHTY FIVE THOUSAND NINE HUNDRED SEVEN ONLY.



Government of West Bengal

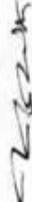
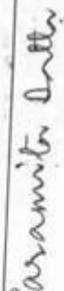
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16302001247131/2021

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 Ranjit Ranjan Das 110 Raja S C Mallick Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700047 | Seller |  |  | <i>Ranjit Ranjan Das</i> 04/08/2021 |
| 2 | Ms Piya Roy Talwar 1403 Stevenson Lane Baltimore MD, City:- , United States, PIN:- 21286 | Attorney of Seller [Mr Sudhir Ranjan Das] |  |  | <i>Piya Talwar</i> 04/08/2021 |
| 3 | Miss Paramita Datta 192 Salt Lake Sector 1 Block AC, City:- Bidhannagar, , P.O:- Bidhannagar, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 | Attorney of Seller [Mr Sujit Das] ,[Miss Anamika Das] |  |  | <i>Paramita Datta</i> 04/08/2021 |

Query No:-16302001247131/2021, 04/08/2021 12:48:12 PM SOUTH 24-PARGANAS (D.S.R. - V)

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

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|----------|---|--|---|
| 4 | Mr Amitava Datta 4 FF HIG Flats Ranjit Avenue Block A Amritsar, City:- , P.O:- Amritsar, P.S:- SADAR AMRITSAR, District:-Amritsar, Punjab, India, PIN:- 143001 | Seller |  |  |  04/08/2021 |
| 5 | Mr Deepankar Datta 848 Sector 10 Near Shiv Mandir Panchkula Haryana, City:- , P.O:- Panchkula, P.S:- PANCHKULA SECTOR- 19, District:-Panchkula, Haryana, India, PIN:- 134109 | Seller |  |  |  04/08/2021 |
| 6 | Miss Paramita Datta 192 Salt Lake Sector 1 Block AC, City:- Bidhannagar, , P.O:- Bidhannagar, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 | Seller |  |  |  04/08/2021 |

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 |
|--------|--|--|---|---|-----------------------------------|
| 7 | Mrs Piya Roy Talwar 1403 Stevenson Lane Baltimore MD, City:- , United States, PIN:- 21286 | Seller | |  | <i>Piya Talwar</i> 04/08/2021 |
| 8 | Mr Vivek Ruia 21/2 Ballygunge Place, City:- , P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 | Represent ative of Buyer [Gopala Complex Private Limited] |  |  | <i>Vivek Ruia</i> 04.08.2021 |
| SI No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Mr Sisir Mondal Son of Mr Jadav Mondal Petua Mondal Para O Ruidaspara Mallikpur Baruipur, City:- Baruipur, , P.O:- Baruipur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147 | Mr Ranjit Ranjan Das, Ms Piya Roy Talwar, Miss Paramita Datta, Mr Amitava Datta, Mr Deepankar Datta, Miss Paramita Datta, Mrs Piya Roy Talwar, Mr Vivek Ruia |  |  | <i>Sisir Mondal</i> 04.08.2021 |

(Rita Lepcha)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Query No:-16302001247131/2021, 04/08/2021 12:48:12 PM SOUTH 24-PARGANAS (D.S.R. - V)

Page 4 of 4

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOPALA COMPLEX PRIVATE LIMITED

24/09/2008
Permanent Account Number

AADCG2675H

06/10/2008

ISSUED FOR 04-08-2021
REGISTRATION / HOUSING
~~LOAN OF BUYER~~
(Without Prejudice)

Note: We do not take any liability or responsibility
anything except the amount stated in this document.

इस कार्ड को खोने / पाए गए कृपया सूचित करें / लौटिए :
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कर्मला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर पारेल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Karmala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499-4650; Fax: 91-22-2499-150664,
e-mail: helpline@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

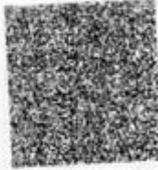


नाम / Name
VIVEK RUIA

पिता का नाम / Father's Name
SHEO KUMAR RUIA

जन्म की तारीख /
Date of Birth
21/05/1965

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACPPR8539Q



17062026

हस्ताक्षर / Signature

ISSUED FOR  04.08.2021
REGISTRATION / HOUSING
~~LOAN OF BUYER~~
(Without Prejudice)

Note: We do not take any liability or responsibility for
anything except the printed details of this document.



ভাৰত চৰকাৰ



বিবেক কইয়া

Vivek Ruia

জন্মতাৰিখ/ DOB: 21/05/1965

পুৰুষ / MALE



8909 9470 4246

আধাৰ - সাধাৰণ মানুহৰ অধিকাৰ

ISSUED FOR 
REGISTRATION/HOUSING **04.08.2021**
~~LOAN OF BUYER~~
(Without Prejudice)

Note: We do not take any liability or responsibility for anything except the printed details of this document



ভাৰত চৰকাৰ

মাৰ্বেলিট বিল্ডিং মহল্লা প্ৰাধিকাৰ

ঠিকানা:
21/2, বালিগঞ্জ প্লেস,
বালিগঞ্জ, কোলকাতা,
পশ্চিম বঙ্গ - 700019

Address
21/2, BALLYGUNGE
PLACE, Ballygunge,
Kolkata,
West Bengal - 700019



1947
1200 350 1947

help@uidai.gov.in www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA



दीपांकर दत्ता
Deepamkar Datta
DOB: 08-10-1960
MALE

9240 9029 9262

Mera Aadhaar, Meri Pehchaan



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA™

S/O: ज्योतिरमय, 848,
सेक्टर-10, शिव मंदिर के पास,
पंचकुला, पंचकुला सेक्टर ८,
पंचकुला, हरियाणा, 134109

S/O: Jyotirmoy, 848,
Sector-10, Near Shiv
Mandir, Panchkula,
Panchkula Sector 8,
Panchkula, Haryana,
134109

9240 9029 9262

Mera Aadhaar, Meri Pehchaan

 ভারত সরকার
Government of India

 পরমিতা দত্ত
Paramita Datta
জন্মতারিখ / DOB : 11/09/1959
মহিলা / Female



9788 0204 9569

আমার আধার, আমার পরিচয়

 আধার
কম্পিউটার বিস্ময় পরিচয় প্রাধিকরণ
Unique Identification Authority of India™

ঠিকানা: Address:
ডি/ও: জ্যোতির্ময় দত্ত, 192, D/O: Jyotirmay Datta, 192,
সল্টলেক, সেক্টর-1, ব্লক-এসি, Saltlake, Sector-1, Block-AC,
বিধাননগর সিডি ব্লক, উত্তর ২৪ Bidhannagr CC Block, North 24
পার্গানা, বিধাননগর সিডি ব্লক, Parganas, Bidhannagar CC Block,
পশ্চিম বঙ্গ, 700064 West Bengal, 700064

9788 0204 9569

 1947  help@uidai.gov.in  www.uidai.gov.in

Paramita Datta

 भारत सरकार
GOVERNMENT OF INDIA

 सधर रररर दस
SUDHIR RANJAN DAS
जनरररररर/ DOB: 06/03/1939
पूररर / MALE



4274 8141 9736

MERA AADHAAR, MERI PEHACHAN

 भारतीय विशररर पहचान प्राथरकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठरकरा: **Address**

8ॡ-ॡ, गरररर हार रररर एस, 41/1, GARIA HAT
ठारूरररर, ठारूरररर, करलकरर, ROAD S, DHAKURIA,
पठररररर - 700031 Dhakuria S.O, Kolkata,
West Bengal - 700031



 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No. 1947,
Bengaluru-560 001


भारत सरकार
GOVERNMENT OF INDIA


 राजिव राजन दास
 Rajiv Ranjan Das
 पिता : सुरेन्द्र चन्द्र दास
 Father : SURENDRA CHANDRA DAS
 जन्म वर्ष : Year of Birth : 1959
 लिंग / Male



6424 2030 8479

आधार - साधारण मानुषेअर अधिकार


भारतीय विशिष्ट पहिचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकना:
 110, राजा एस.सि मलिक रोड,
 गार्गा, नाकता एस.ओ, कोलकाता,
 पश्चिमबंग, 700047

Address:
 110, RAJA S.C MALLICK
 ROAD, GARIA, Naktala S.O,
 Naktala, Kolkata, West
 Bengal, 700047

 1447
 1800 180 1447

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No 1447
 Bhubaneswar-751 001

Rajiv Ranjan Das

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAXPD0522F



नाम /NAME
AMITAVA DATTA

पिता का नाम /FATHER'S NAME
JYOTIRMOY DATTA

जन्म तिथि /DATE OF BIRTH
01-08-1956

हस्ताक्षर /SIGNATURE


आयकर आयुक्त-1, पुणे
 Commissioner of Income-tax I, Pune

Amitava Datta

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AELPD9224J



नाम /NAME
DEEPANKAR DATTA

पिता का नाम /FATHER'S NAME
JYOTIRHAY DATTA

जन्म तिथि /DATE OF BIRTH
08-10-1960

हस्ताक्षर /SIGNATURE


आयकर आयुक्त, पटियाला
 COMMISSIONER OF INCOME-TAX, PATIALA

Deepankar Datta

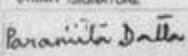
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AERPDS887K



नाम /NAME
PARAMITA DATTA

पिता का नाम /FATHER'S NAME
JYOTIRMAY DATTA

जन्म तिथि /DATE OF BIRTH
11-09-1959

हस्ताक्षर /SIGNATURE


आयकर आयुक्त, प.स. 111
 COMMISSIONER OF INCOME-TAX, W.S. - III

Paramita Datta

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

PIYA ROY TALWAR
BISWA BASU ROY

25/12/1966
 Permanent Account Number
AOIPT5598N

Piya Talwar
 Signature



Piya Talwar

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAAPD0119M

नाम / NAME
SUJIT DAS

पिता का नाम / FATHER'S NAME
SUKHARANJAN DAS

जन्म तिथि / DATE OF BIRTH
17-07-1960

हस्ताक्षर / SIGNATURE


आयकर निदेशक (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

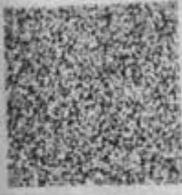
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
FCZPD1269N

नाम / Name
ANANUKA DAS

पिता का नाम / Father's Name
SUKHARANJAN DAS

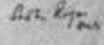
जन्म तिथि / Date of Birth
23/11/1973

Ananuka Das
 Signature

आयकर विभाग
 INCOME TAX DEPARTMENT
भारत सरकार
 GOVT. OF INDIA

SUDHIR RANJAN DAS
SURENDRA CHANDRA DAS
06/03/1939
 Permanent Account Number
BYWPD3602E

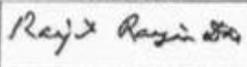
Signature


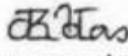

आई.टी.एन.ए. संख्या / PERMANENT ACCOUNT NUMBER
ACNPD9094Q


नाम / NAME
RANJIT RANJAN DAS

पिता का नाम / FATHER'S NAME
SURENDRA CHANDRA DAS

जन्म तिथि / DATE OF BIRTH
01-09-1936

हस्ताक्षर / SIGNATURE



आयकर अधिकारी, प.सं.-II
 COMMISSIONER OF INCOME-TAX, W.B. - II

Ranjit Ranjan Das,



भारत सरकार
 Unique Identification Authority of India
 Government of India

नामांकन क्रम / Enrollment No.: 1062/90580/00346

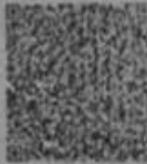
To
 सुजीत दास
 SUJIT DAS
 1255 B-1
 VASANT KUNJ -
 Vasant Kunj
 Vasant Kunj
 Vasant Vihar South West Delhi
 Delhi 110070

03/04/2013

3877206



MN038772065FT



आपका आधार क्रमांक / Your Aadhaar No. :

8447 3496 9961

आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India



सुजीत दास
 SUJIT DAS
 पिता : एस अर दास
 Father : S.R.DAS
 जन्म वर्ष / Year of Birth : 1980
 पुरुष / Male



8447 3496 9961

आधार - आम आदमी का अधिकार



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

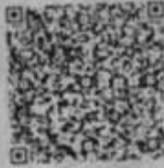
नमोदहन क्रम / Enrollment No 1062/90221/22504

To
 ANAMIKA DAS
 1/255
 B-1
 VASANT KUNJ
 Vasant Kunj S O
 Vasant Kunj South West Delhi
 Delhi 110070
 1126894769

Ref: 113/24A/212002/213752/P



SH116303925DF



आपका आधार क्रमांक / Your Aadhaar No. :

4245 9599 5393

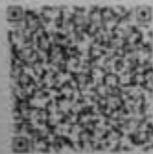
आधार - आम आदमी का अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



ANAMIKA DAS
 Father: S R DAS
 जन्म वर्ष / Year of Birth: 1973
 लिंग / Gender: Female



4245 9599 5393

आधार - आम आदमी का अधिकार



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
JTK3837937



নির্বাচকের নাম : সিবির মণ্ডল

Elector's Name : Sisir Mondal

পিতার নাম : জাদব মণ্ডল

Father's Name : Jidab Mondal

বিল / Sex : পুরু / M

জন্ম তারিখ / Date of Birth : 05/01/1984

Sisir Mondal



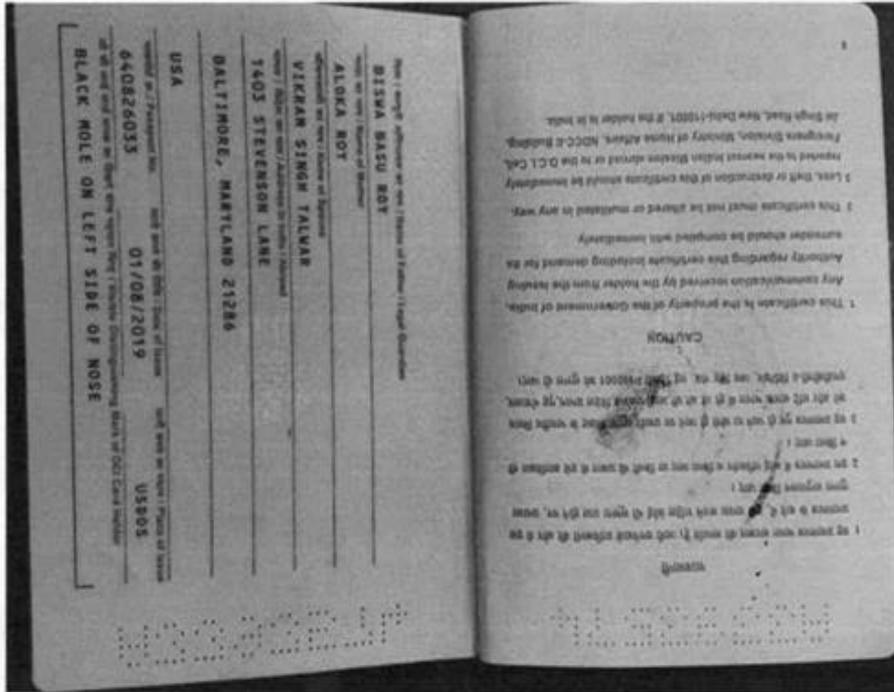
JTK3837937

ঠিকানা:
পেটুয়া মণ্ডল পাড়া ও রুইদাসপাড়া মাল্লিকপুর বারুই পুর
খব্বিন 24 পার্শ্বমা 700147

Address:
Petua Mondal Para O Ruidaspara
Mallikpur Barui Pur South 24 Parganas
700147

Date: 12/06/2007
104-বারুইপুর নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
104-Baruipur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার কোটির সিনে নম্বর
জোশা ও একই নম্বরের নতুন সক্রিয় পরিচয়পত্র পাওয়ার
কিনা নির্বিশেষে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.



Piya Talwar

Major Information of the Deed

| | | | |
|---|---|---------------------------------|------------|
| Deed No : | I-1630-02977/2021 | Date of Registration | 21/08/2021 |
| Query No / Year | 1630-2001247131/2021 | Office where deed is registered | |
| Query Date | 26/07/2021 2:35:59 PM | 1630-2001247131/2021 | |
| Applicant Name, Address & Other Details | Sisir Mondal Petua Mondal Para O Ruidaspara Mallikpur Barui Pur South 24 Parganas, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700147, Mobile No. : 9748949141, Status :Deed Writer | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 3,64,00,000/- | Rs. 3,64,31,375/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 18,21,589/- (Article:23) | Rs. 3,64,360/- (Article:A(1), E, M(b), H) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (South), , Premises No: 41/1, , Ward No: 092 Pin Code : 700031

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|---------------------------|-------------------------|-----------------------|---------------------------------|
| L1 | (RS :-) | | Bastu | 6 Katha 2 Chatak 13 Sq Ft | 3,47,00,000/- | 3,47,00,000/- | Width of Approach Road: 15 Ft., |
| Grand Total : | | | | 10.136Dec | 347,00,000 /- | 347,00,000 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 3800 Sq Ft. | 17,00,000/- | 17,31,375/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Floor No: 1, Area of floor : 1800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 3800 sq ft | 17,00,000 /- | 17,31,375 /- | |

Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | <p>Mr Ranjit Ranjan Das Son of Late Surendra Chandra Das 110 Raja S C Mallick Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx4Q, Aadhaar No: 64xxxxxxxx8479, Status :Individual, Executed by: Self, Date of Execution: 04/08/2021 , Admitted by: Self, Date of Admission: 04/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2021 , Admitted by: Self, Date of Admission: 04/08/2021 ,Place : Pvt. Residence</p> |
| 2 | <p>Mr Sudhir Ranjan Das Son of Late Surendra Chandra Das 41/1 Gariahat Road, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BYxxxxxx3E, Aadhaar No: 42xxxxxxxx9736, Status :Individual, Executed by: Attorney, Executed by: Attorney</p> |
| 3 | <p>Mr Sujit Das Son of Late Sukharanjan Das 1255 B 1 Vasant Kunj Delhi, City:- , P.O:- Vasant Kunj Sector B, P.S:-VASANT KUNJ, District:-South West, Delhi, India, PIN:- 110070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AAxxxxxx9M, Aadhaar No: 84xxxxxxxx9961, Status :Individual, Executed by: Attorney, Executed by: Attorney</p> |
| 4 | <p>Miss Anamika Das Daughter of Late Sukharanjan Das 1255 B 1 Vasant Kunj, City:- , P.O:- Vasant Kunj Sector B, P.S:-VASANT KUNJ, District:-South West, Delhi, India, PIN:- 110070 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FCxxxxxx9N, Aadhaar No: 42xxxxxxxx5393, Status :Individual, Executed by: Attorney, Executed by: Attorney</p> |
| 5 | <p>Mr Amitava Datta Son of Late Jyotirmoy Datta 4 FF HIG Flats Ranjit Avenue Block A Amritsar, City:- , P.O:- Amritsar, P.S:-SADAR AMRITSAR, District:-Amritsar, Punjab, India, PIN:- 143001 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AAxxxxxx2F, Aadhaar No: 41xxxxxxxx8842, Status :Individual, Executed by: Self, Date of Execution: 04/08/2021 , Admitted by: Self, Date of Admission: 04/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2021 , Admitted by: Self, Date of Admission: 04/08/2021 ,Place : Pvt. Residence</p> |
| 6 | <p>Mr Deepankar Datta Son of Late Jyotirmoy Datta 848 Sector 10 Near Shiv Mandir Panchkula Haryana, City:- , P.O:- Panchkula, P.S:-PANCHKULA SECTOR-19, District:-Panchkula, Haryana, India, PIN:- 134109 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AExxxxxx4J, Aadhaar No: 92xxxxxxxx9262, Status :Individual, Executed by: Self, Date of Execution: 04/08/2021 , Admitted by: Self, Date of Admission: 04/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2021 , Admitted by: Self, Date of Admission: 04/08/2021 ,Place : Pvt. Residence</p> |
| 7 | <p>Miss Paramita Datta Daughter of Late Jyotirmoy Datta 192 Salt Lake Sector 1 Block AC, City:- Bidhannagar, , P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx7K, Aadhaar No: 97xxxxxxxx9569, Status :Individual, Executed by: Self, Date of Execution: 04/08/2021 , Admitted by: Self, Date of Admission: 04/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2021 , Admitted by: Self, Date of Admission: 04/08/2021 ,Place : Pvt. Residence</p> |
| 8 | <p>Mrs Piya Roy Talwar Wife of Mr Vikram Singh Talwar 1403 Stevenson Lane Baltimore MD, City:- , P.O:- United States, United States, PIN:- 21286 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: United States, PAN No.:: AOxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/08/2021 , Admitted by: Self, Date of Admission: 04/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2021 , Admitted by: Self, Date of Admission: 04/08/2021 ,Place : Pvt. Residence</p> |

Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Gopala Complex Private Limited 21/2 Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Ms Piya Roy Talwar Wife of Vikram Singh Talwar 1403 Stevenson Lane Baltimore MD, City:- , P.O:- United States, United States, PIN:- 21286, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: United States, , PAN No.:: AOxxxxxx8N,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr Sudhir Ranjan Das |
| 2 | Miss Paramita Datta Daughter of Late Jyotirmoy Datta 192 Salt Lake Sector 1 Block AC, City:- Bidhannagar, , P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7K, Aadhaar No: 97xxxxxxxx9569 Status : Attorney, Attorney of : Mr Sujit Das, Miss Anamika Das |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Mr Vivek Ruia (Presentant) Son of Late Sheo Kumar Ruia 21/2 Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9Q, Aadhaar No: 89xxxxxxxx4246 Status : Representative, Representative of : Gopala Complex Private Limited (as Director) |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| Mr Sisir Mondal Son of Mr Jadav Mondal Petua Mondal Para O Ruidaspara Mallikpur Baruipur, City:- Baruipur, , P.O:- Baruipur, P.S:-Baruipur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700147 | | | |
| Identifier Of Mr Ranjit Ranjan Das, Ms Piya Roy Talwar, Miss Paramita Datta, Mr Amitava Datta, Mr Deepankar Datta, Miss Paramita Datta, Mrs Piya Roy Talwar, Mr Vivek Ruia | | | |

| Transfer of property for L1 | | |
|------------------------------------|----------------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Ranjit Ranjan Das | Gopala Complex Private Limited-2.25324 Dec |
| 2 | Mr Sudhir Ranjan Das | Gopala Complex Private Limited-2.25324 Dec |
| 3 | Mr Sujit Das | Gopala Complex Private Limited-0.844332 Dec |
| 4 | Miss Anamika Das | Gopala Complex Private Limited-0.844332 Dec |
| 5 | Mr Amitava Datta | Gopala Complex Private Limited-0.56255 Dec |
| 6 | Mr Deepankar Datta | Gopala Complex Private Limited-0.56255 Dec |
| 7 | Miss Paramita Datta | Gopala Complex Private Limited-0.56255 Dec |
| 8 | Mrs Piya Roy Talwar | Gopala Complex Private Limited-2.25324 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Ranjit Ranjan Das | Gopala Complex Private Limited-844.74000000 Sq Ft |
| 2 | Mr Sudhir Ranjan Das | Gopala Complex Private Limited-844.74000000 Sq Ft |
| 3 | Mr Sujit Das | Gopala Complex Private Limited-316.54000000 Sq Ft |
| 4 | Miss Anamika Das | Gopala Complex Private Limited-316.54000000 Sq Ft |
| 5 | Mr Amitava Datta | Gopala Complex Private Limited-210.90000000 Sq Ft |
| 6 | Mr Deepankar Datta | Gopala Complex Private Limited-210.90000000 Sq Ft |
| 7 | Miss Paramita Datta | Gopala Complex Private Limited-210.90000000 Sq Ft |
| 8 | Mrs Piya Roy Talwar | Gopala Complex Private Limited-844.74000000 Sq Ft |

Endorsement For Deed Number : I - 163002977 / 2021

On 04-08-2021

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

Presented for registration at 19:30 hrs on 04-08-2021, at the Private residence by Mr Vivek Ruia ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,64,31,375/-

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

Execution is admitted on 04/08/2021 by 1. Mr Ranjit Ranjan Das, Son of Late Surendra Chandra Das, 110 Raja S C Mallick Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 2. Mr Amitava Datta, Son of Late Jyotirmoy Datta, 4 FF HIG Flats Ranjit Avenue Block A Amritsar, P.O: Amritsar, Thana: SADAR AMRITSAR, , Amritsar, PUNJAB, India, PIN - 143001, by caste Hindu, by Profession Retired Person, 3. Mr Deepankar Datta, Son of Late Jyotirmoy Datta, 848 Sector 10 Near Shiv Mandir Panchkula Haryana, P.O: Panchkula, Thana: PANCHKULA SECTOR-19, , Panchkula, HARYANA, India, PIN - 134109, by caste Hindu, by Profession Service, 4. Miss Paramita Datta, Daughter of Late Jyotirmoy Datta, 192 Salt Lake Sector 1 Block AC, P.O: Bidhannagar, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 5. Mrs Piya Roy Talwar, Wife of Mr Vikram Singh Talwar, 1403 Stevenson Lane Baltimore MD, P.O: United States, United States, PIN - 21286, by caste Hindu, by Profession Service

Indetified by Mr Sisir Mondal, , Son of Mr Jadav Mondal, Petua Mondal Para O Ruidaspara Mallikpur Baruipur, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service

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

Execution is admitted on 04-08-2021 by Mr Vivek Ruia, Director, Gopala Complex Private Limited (Private Limited Company), 21/2 Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Sisir Mondal, , Son of Mr Jadav Mondal, Petua Mondal Para O Ruidaspara Mallikpur Baruipur, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service

Executed by Attorney

1. Execution by Ms Piya Roy Talwar, , Wife of Vikram Singh Talwar, 1403 Stevenson Lane Baltimore MD, P.O: United States, United States, PIN - 21286, by caste Hindu, by profession Service as the constituted attorney of Mr Sudhir Ranjan Das 41/1 Gariahat Road, P.O: Dhakuria, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700031 is admitted by him

Indetified by Mr Sisir Mondal, , Son of Mr Jadav Mondal, Petua Mondal Para O Ruidaspara Mallikpur Baruipur, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service

2. Execution by Miss Paramita Datta, , Daughter of Late Jyotirmoy Datta, 192 Salt Lake Sector 1 Block AC, P.O: Bidhannagar, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by profession Business as the constituted attorney of 1. Mr Sujit Das 1255 B 1 Vasant Kunj Delhi, P.O: Vasant Kunj Sector B, Thana: VASANT KUNJ, , South West, DELHI, India, PIN - 110070, 2. Miss Anamika Das 1255 B 1 Vasant Kunj, P.O: Vasant Kunj Sector B, Thana: VASANT KUNJ, , South West, DELHI, India, PIN - 110070 is admitted by him

Indetified by Mr Sisir Mondal, , Son of Mr Jadav Mondal, Petua Mondal Para O Ruidaspara Mallikpur Baruipur, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service



Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 11-08-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,64,360/- (A(1) = Rs 3,64,314/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 3,64,328/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/08/2021 4:41PM with Govt. Ref. No: 192021220043396881 on 03-08-2021, Amount Rs: 3,64,328/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1517417856 on 03-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 18,21,589/- and Stamp Duty paid by by online = Rs 18,21,579/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/08/2021 4:41PM with Govt. Ref. No: 192021220043396881 on 03-08-2021, Amount Rs: 18,21,579/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1517417856 on 03-08-2021, Head of Account 0030-02-103-003-02



Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 21-08-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,64,360/- (A(1) = Rs 3,64,314/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 18,21,589/- and Stamp Duty paid by Stamp Rs 10/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 44989, Amount: Rs.10/-, Date of Purchase: 26/07/2021, Vendor name: Suranjan Mukherjee



Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 101018 to 101064

being No 163002977 for the year 2021.



(Rita Lepcha) 2021/08/27 03:20:06 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)